

**CLASS 1 LOCAL IMPACT ASSESSMENT**

**WILLIAMTOWN HOTEL**

**Lic. No. LIQH440018945**

**December 2013**

**Prepared by**

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## **EXECUTIVE SUMMARY**

**ES1:** This Class 1 Local Impact Assessment (LIA) supports an application by Knightsbridge Estate Group Pty Ltd (The Applicant) for a Gaming Machine Threshold (GMT) increase for the Williamtown Hotel Licence No LIQH440018945, to be constructed at 2 Lavis Lane, Williamtown. The hotel premises are due to commence construction in 2014. Internal floor space of the hotel will be 890m<sup>2</sup>.

**ES2:** Williamtown Hotel is a newly-granted hotel licence. The Applicant seeks a GMT increase of thirty (30) hotel Poker Machine Permits. The Applicant acknowledges that should the total number of PMPs subject of this application not be taken up within two years, the GMT for the premises will revert to the number of PMPs then held.

**ES3:** The Hotel is located in the Port Stephens Council Local Government Area (LGA). Port Stephens is categorised as a Band 1 LGA under the current Office of Liquor Gaming and Racing (OLGR) classifications.

**ES4:** There are no notifiable premises located within 200 metres of the hotel site. The nearest such premises, St Saviour's Anglican Church, is estimated to be 235 metres from the hotel. One religious service is held each Sunday, and this concluded prior to the approved operating hours for the hotel.

**ES5:** There are no other publicly-accessible hotels or clubs in Williamtown. The establishment of the hotel is expected to be beneficial to the community to the extent that it provides services that residents may presently need to travel to other locales to access. In this respect the availability of the hotel may play a part in reducing risks associated with any such current activity. This amenity benefit to the Williamtown community is also expected to extend to the increasing number of visitors to the area, particularly those associated with Newcastle Airport and associated commercial activity.

**ES6:** In addition to the amenity improvement noted in ES5, the hotel will provide financial and in-kind support to local organisations such as Medowie RUFC, Medowie Soccer Club, Rural Fire Service Medowie/Soldiers Point/Tanilba Bay, State Emergency Service Port Stephens and the Rotary Club of Williamtown, upon application from these organisations. The hotel will also participate in occasional charitable fundraising in the community as this eventuates.

**ES7:** The Applicant will favourably consider employment applications from suitably qualified and experienced applicants who reside in Williamtown or immediate areas, when engaging staff.

**ES8:** In view of the matters in ES5 and ES6, it is expected that the hotel will make an overall positive contribution to the local community.

**ES9:** The hotel will comply with all statutory requirements and industry standards in respect of the Responsible Conduct of Gambling on the premises. The Applicant will join and participate in the Port Stephens/Raymond Terrace Liquor Accord and will seek to engage with local problem gambling services providers to develop an effective risk management strategy in respect of the hotel's gaming operations.

**ES10:** Statutorily-required and additional local consultation in respect of the hotel licence application (2012) included disclosure of the installation of EGMs. No objection to the proposed gaming activity was recorded during those consultations.

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## **1. SCOPE OF APPLICATION**

This Class 1 Local Impact Assessment (LIA) supports an application for an increase in the Gaming Machine Threshold (GMT) of thirty (30) Poker Machine Permits (PMPs) for the Williamtown Hotel, to be situated in Williamtown NSW.

## **2. APPLICANT & LICENCE INFORMATION**

### **2.1 Premises details**

The application relates to a yet-to-be constructed hotel, situated at 2 Lavis Lane (corner of Nelson Bay Road), Williamtown NSW. The hotel is to be called the Williamtown Hotel. Hotel Licence No. LIQH440018945 was granted in respect of the hotel by the Independent Liquor & Gaming Authority (the Authority) on 29 August 2013. The hotel will have an internal floor space of 890m<sup>2</sup>.

Williamtown is situated in the Port Stephens Local Government Area. Under the Office of Liquor, Gaming and Racing (OLGR) LGA classification current at November 2013, Port Stephens is categorised as a Band 1 LGA. As a consequence, this GMT increase application is subject of a Class 1 LIA.

The Applicant acknowledges that should the total number of PMPs subject of this application not be taken up within two years, the GMT for the premises will revert to the number of PMPs then held.

### **2.2 Applicant/Approved Manager Details**

The Applicant for this GMT increase is Knightsbridge Estate Group Pty Ltd, the Licensee of the Williamtown Hotel, under the Liquor Licence detailed in Section 2.1. The Authority further recorded the appointment of David Raymond Gaddes as the Approved Manager of the Williamtown Hotel, approval number LIQXA911014242.

## **3. LOCATION OF NOTIFIABLE PREMISES IN VICINITY**

There are no schools, places of public worship or hospitals within 200 metres of the proposed site for the Williamtown Hotel. The nearest such premises is St Saviour's Anglican Church, situated on Cabbage Tree Road, Williamtown.

The nearest point of the church site boundary has been measured as being 235 metres from the nearest point of the proposed hotel site<sup>1</sup>. A diagram of the site and the attendant measurement to the church is included at Appendix 1.

The church is part of the Williamstown/Medowie/Mallabula parish. Services are conducted at the church at 8.00am on Sundays. Subsequent services in the parish are conducted at 9.15am at Mallabula or 9.30am at Medowie on alternative Sundays, indicating that services at Williamstown are completed well before the proposed Sunday opening time for the hotel of 10.00am. As a result no impact on worshippers is anticipated as a consequence of the hotel's trading activities.

#### **4. BENEFITS TO THE COMMUNITY OF ADDITIONAL PMPs**

The establishment of a hotel offering a full range of liquor licence-related services is expected to improve the amenity of the Williamstown community and that of the increasing number of visitors to the area. This is particularly the case in relation to activity related to Newcastle Airport, at which operations and passenger numbers are expanding rapidly. As there are no equivalent premises in Williamstown at present, the hotel will allow residents to access such a facility, without increased risk associated with travel to and from other localities to access such a facility. The inclusion of gaming facilities will contribute to the viability of the hotel and the total range of services it will provide, ensuring its continued availability to the community.

The Applicant will favourably consider employment applications from suitably qualified and experienced applicants who reside in Williamstown or immediate areas, when engaging staff.

Once the hotel is operational, the Applicant will seek to provide financial (sponsorship) and in-kind (meeting facilities, fund raising prizes etc.) to local organisations such as sporting clubs (e.g. Medowie RUFC; Medowie Soccer Club) and community groups (e.g. Rural Fire Service Medowie/Soldiers Point/Tanilba Bay; State Emergency Service Port Stephens; Rotary Club of Williamstown), upon application from such groups. The hotel will also participate in occasional charitable fundraising in the community as this eventuates. These contributions are not quantified in this LIA, as the hotel is not currently operational, and the contributions will clearly be relative to the commercial performance of the hotel.

On these bases, the premises will make a positive contribution to the local community by providing convenient access to services that were previously only available in other locales. This will repatriate relevant commercial activity to the localised community and allow beneficial redistribution of a proportion of the proceeds of this activity to local community groups.

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<sup>1</sup> The estimated distance was derived using the NSW Department of Lands Spatial Information Exchange (SIX) mapping tool: <http://maps.six.nsw.gov.au/>

## **5. HARM MINIMISATION AND RCG MEASURES IN PREMISES**

The internal layout of the premises will be designed to separate the gaming machine area from the proposed dining area, for which a minors' area authorisation will be sought. The premises layout will also minimise the visibility of the gaming machine area from public areas outside the hotel building.

The Licensee will conduct all gaming activities within the obligations of the *Act* and Regulations. This will include the employment of hotel and shift management personnel with significant experience in the practice of Responsible Conduct of Gambling (RCG) and Responsible Service of Alcohol (RSA) principles and requirements. All other hotel staff are required to have undergone RCG and RSA training and will be required to substantiate demonstrated practical experience.

On every shift, either the Hotel Manager (if present) or the Shift Manager will be designated as the RCG and RSA Manager for that shift. This person will have overall responsibility for ensuring enforcement of, and compliance with requirements.

The Licensee/Approved Manager will ensure that all relevant signage regarding the gaming machine area and RCG is affixed in appropriate parts of the hotel premises. Other materials in relation to RCG will be made available to all patrons of the hotel, including prominent display of access details for the NSW Government Gambling Help Line.

The Licensee/Approved Manager will also make available to all hotel patrons information on the Australian Hotels Association GameCare self-exclusion program, and on local problem gambling service providers. A list of these providers, sourced from the OLGR website, is included at Appendix 2. Although there are a limited number of these that might be considered as being in areas immediate to Williamstown, it is recognised that individuals requiring access to such a service may elect to do so in an area away from where they reside, or at a service near to their workplace etc. Given the hotel's proximity to the airport, it is also recognised that some element of the hotel clientele may be from other areas to which the listed services may be more convenient.

The Applicant will investigate opportunities to engage with the nearest problem gambling service providers (Mission Australia, Raymond Terrace and Gamblers Anonymous, Nelson Bay) to develop an effective risk management strategy in respect of the Hotel's gaming operations.

The Applicant will also join and actively participate in the Port/Stephens/Raymond Terrace Liquor Accord.



## **6. ADDITIONAL CONSULTATION CONDUCTED IN RELATION TO LIQUOR LICENCE APPLICATION & PROPOSED GAMING ACTIVITY**

As detailed in Section 2.1, the hotel licence for the Williamstown Hotel was granted in August 2013. The application process for the hotel licence was undertaken commencing in December 2012. In the Notice of Intention to apply for a liquor licence or a licence authorisation (NOI), dated 6 December 2012, the following disclosure in respect of proposed liquor-related activity was included:

*'The applicant will install a number of electronic gaming machines (EGMs) on the premises. The applicant will seek to source EGM entitlements from within the Port Stephens Local Government Area (LGA) in to so as to avoid any net increase in the number of EGMs that are available to the LGA community. The installation of EGMs is subject of a separate application process'.*

The NOI was provided directly to twenty stakeholders, including statutory bodies, and occupants of private residential and commercial premises in proximity to the hotel site. No concerns were raised in relation to the gaming activities to be conducted at the hotel.

Further face-to-face consultation was conducted between a representative of Knightsbridge Estate Group (Licensee) and the occupants of neighbouring residences in Lavis Lane. No concerns were stated by these households in respect of any of the hotel's liquor-related activities, including EGM availability.

The Applicant confirms the content of the statement made in the NOI in respect of this application.

**APPENDIX 1: Location of proposed Williamtown Hotel and St Saviour's Anglican Church, Williamtown NSW**



Source: NSW Department of Lands Spatial Information Exchange (SIX): <http://maps.six.nsw.gov.au/>

**APPENDIX 2: Problem Gambling Services List to be available to Williamstown Hotel Patrons**

<b>Mission Australia</b>	Raymond Terrace Community Care Centre 57-59 Port Stephens Street PO Box 2274, Dangar 2309 Raymond Terrace, NSW 2324
<b>Cessnock Family Support Service</b>	Woodberry Family Centre, Lawson Avenue PO Box 5, Petersham NSW 2049 Woodberry, NSW 2322
<b>Gamblers Anonymous - Mayfield (free service)</b>	88 Hanbury Street (May Care Building next to park) PO Box 4097, Tregear NSW 2770 Mayfield, NSW 2304
<b>Lifeline Financial Counselling Service - Newcastle and Hunter</b>	24A Bryant St PO Box 275, Mayfield NSW 2304 Tighes Hill , NSW 2297
<b>Gamblers Anonymous - Newcastle City (free service)</b>	61-63 Scott Street (Joy Cummings Centre enter via Pacific Street) Newcastle , NSW 2300
<b>Gamblers Anonymous at Wisteria House James Fletcher Hospital</b>	Watt Street PO Box 4097, Tregear NSW 2770 Newcastle , NSW 2300
<b>Gamblers Anonymous -TPI Building</b>	Cnr King and Auckland Streets Newcastle, NSW 2300
<b>Mission Australia - Hunter</b>	26/235 Darby Street Suite 26, 235 Darby Street, Cooks Hill NSW 2300 Cooks Hill , NSW 2300
<b>Gamblers Anonymous - Newcastle (free service)</b>	Hunter and Watts Streets (level 2 Westpac Building) Newcastle CBD , NSW 2302

<b>Wesley Gambling Counselling Service - Newcastle</b>	15 Denison Street PO Box 708, Hamilton NSW 2303 Newcastle West, NSW 2302
<b>Mission Australia</b> 14.2 miles	Tomaree Library & Community Centre, Town Circuit PO Box 2274, Dangar NSW 2309 Salamander Bay, NSW 2317
<b>Cessnock Family Support Service</b>	19 Galway Bay Drive Po Box 252, Cessnock NSW 2325 Ashtonfield, NSW 2323
<b>Gamblers Anonymous - Maitland East (free service)</b>	37 William Street (Uniting Church Hall) PO Box 4097, Tregear NSW 2770 East Maitland , NSW 2323
<b>Gamblers Anonymous - Nelson Bay (free service)</b>	1/63 Donald Street Nelson Bay, NSW 2315
<b>Gamblers Anonymous - Harbourside Haven Rooms Unit 1</b>	63 Donald Street PO Box 4097, Tregear NSW 2770 Nelson Bay, NSW 2315
<b>Gamblers Anonymous - Cardiff (free service)</b>	6 Margaret Street (Salvation Army Hall) Cardiff, NSW 2285
<b>Cessnock Family Support Service</b>	Maitland Neighbourhood Centre, Arthur Street Po Box 252, Cessnock NSW 2325 Rutherford, NSW 2320
<b>Gamblers Anonymous - Belmont (free service)</b>	360 Pacific Highway (Salvation Army Hall) Belmont North, NSW 2280
<b>Lake Macquarie Financial &amp; Gambling Counselling Service</b>	Hayden Brook Road PO Box 4006, Woodrising NSW 2284 Woodrising, NSW 2284
<b>Gamblers Anonymous - Toronto (free service)</b>	12 Day Street (Westlakes Christian Assemblies Hall) Toronto, NSW 2283

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|---|---|
| <b>The Samaritans Foundation</b>                        | 198-202 Vincent Street<br>PO Box 876 Cessnock 2325<br>Cessnock, NSW 2325    |
| <b>Gamblers Anonymous -<br/>Cessnock (free service)</b> | Cumberland and Hall Streets (Salvation<br>Army Hall)<br>Cessnock , NSW 2325 |
| <b>Cessnock Family Support<br/>Service</b>              | 5 Hall Street<br>PO Box 252, Cessnock NSW 2325<br>Cessnock , NSW 2325       |
| <b>Mission Australia - Hunter</b>                       | 2/956 Hunter Street<br>PO Box 2274, Dangar 2309<br>Newcastle West, NSW 2302 |
| <b>Central Coast Problem<br/>Gambling Service</b>       | 28 Brava Rd<br>PO Box 512, Woy Woy NSW 2258<br>San Remo, NSW 2262           |

## **PUBLIC CONSULTATION NOTICE**

### **LOCAL IMPACT ASSESSMENT**

Take note that, in accordance with Section 34(1) of the Gaming Machines Act 2001, I, David Gaddes, have applied to the Independent Liquor and Gaming Authority for a Gaming Machine Threshold Increase of 30 gaming machines to be kept, used and operated at the proposed Williamtown Hotel (Licence No. LIQH440018945), at 2 Lavis Lane, Williamtown. The Threshold Increase Application and Local Impact Assessment (LIA) may be inspected on the website of the NSW Office of Liquor, Gaming and Racing: [www.olgr.nsw.gov.au](http://www.olgr.nsw.gov.au). Any person may make a submission to the Authority in relation to the Threshold Increase Application and the LIA within 30 days following