

**Class 1**  
**Local Impact Assessment**

**Beechwood Hotel**  
**735 Beechwood Road**  
**Beechwood NSW 2446**

**Licence Number: LIQH400119143**

**LGA: Port Macquarie – Hastings**

## **1. Executive Summary**

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- 1.1. The applicant submits a Class 1 Local Impact Assessment ("LIA") in support of an application under the *Gaming Machines Act 2001* ("the Act") for a low-range increase to the gaming machine threshold presently 4 comprising 4 gaming machine entitlements with an increase of 4 gaming machines for the Beechwood Hotel ( the "Hotel")
- 1.2. The threshold increase of 4 gaming machines would bring the overall total of the threshold to 8.
- 1.3. The subject premises is situated at 735 Beechwood Road, Beechwood NSW 2446.
- 1.4. The hotel is located within a SA 2 Band 2 area of Wauchope within the Local Government Area ("LGA") of Port Macquarie – Hastings.
- 1.5. The Act requires the Authority to be satisfied of the following in order to approve the subject gaming machine threshold increase application.
  - (a) The LIA complies with the Act & Regulation requirements;
  - (b) The LIA has demonstrated that gambling activities will be conducted in a responsible manner as referred to in Clause 3.
  - (c) The proposed increase in the gaming machine threshold will provide a positive contribution towards the local community as referred to in Clause 6; and
  - (d) The LIA has adequately addressed any community concerns arising out of the consultation.

It is submitted that the Authority would be so satisfied.

## **2. Hotel Background**

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- 2.1. The premises are located at 735 Beechwood Road, Beechwood NSW 2446.
- 2.2. The primary purpose of the Hotel is for the sale of liquor by retail. The keeping and operation of gaming machines at the Hotel will not detract unduly from the character of the Hotel or from the enjoyment of persons using the Hotel otherwise than for the purpose of gaming. The Hotel currently operates 4 gaming machines, with 4 entitlements.
- 2.3. The Hotel provides a full range of facilities for its patrons including a Public Bar, a Bistro Area, Outdoor Beer Garden, Bistro Deck, Function Room, Gaming Room, Manager's flat and amenities.  
  
The approved trading hours are 5am to midnight Monday to Saturday and 10am to 10pm on a Sunday. However, the hotel trades from 10am to 10pm Monday and Tuesday, from 10am to 11.30pm Wednesday and Thursday, from 10am to midnight Friday and Saturday and from 10am to 9pm on Sunday.
- 2.4. The Hotel's current total internal floor space is 812 square metres and that of the gaming room is 17.2 square metres.
- 2.5. Attachment "A" depicts the existing floor plan with the proposed layout of the additional gaming machines inserted.
- 2.6. The hotel has some 8 employees, 4 full time, 4 casuals providing local employment and contributing to the local economy. Typical menu is attachment "B".
- 2.7. Photo of the premises is attachment "C".

## **3. Responsible Gaming and Harm Minimisation**

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- 3.1. The Hotel's management and staff will be supportive of and encourage responsible gaming practices. All members of staff engaged in the operation of gaming machines have completed the prescribed *Responsible Conduct of Gambling Course*. A register of the RCG certificates and competency cards of all staff will be maintained at the Hotel.
- 3.2. The Hotel currently has 4 gaming machines. All gaming machines will be located within a gaming room as prescribed by Clause 9 of the Gaming Machines Regulation 2002, in that:-
  - (a) The gaming room is located in a bar area of the Hotel,
  - (b) The gaming room is physically separated from the general bar area by walls and doors,
  - (c) 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,
  - (d) Entry to the gaming room is free of charge,
  - (e) The machines cannot be seen from any place outside the Hotel that is used by the public or to which the public has access,
  - (f) All gaming machines are suitably spaced in order to facilitate access,
  - (g) The gaming room is supervised at all times by way of electronic means and physical presence of the licensee or an employee,
  - (h) The gaming room has an entrance that provides reasonable access to and from the gaming room to at least one operating bar and at least one toilet

for each gender without the need for patrons to go on a public street, or to any area not forming part of the Hotel when moving from the gaming room to other facilities, and

- (i) The gaming room cannot be accessed directly from a public street.
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- 3.3. The Hotel gaming shutdown period is 4am to 10am daily.
  - 3.4. The Hotel will maintain an active membership of the Australian Hotels Association (AHA) New South Wales and will continue to support its practices and procedures for gaming harm minimisation.
  - 3.5. Patrons of the Hotel will be made aware of the AHA's counselling services and of the government funded "gambling HELP" counselling service.
  - 3.6. Patrons will be made aware of the chances of winning and the problems associated with excessive gambling through prescribed signage required to be located on each gaming machine and throughout the gaming room by way of the prescribed notices on display.
  - 3.7. The ATMs located within the Hotel also display the appropriate signage to notify patrons of the problems associated with gambling.
  - 3.8. The Hotel does not offer prizes associated with the use of its gaming machines and the Hotel has a policy of not cashing cheques.
  - 3.9. The Hotel will comply with advertising requirements in respect to gaming:-
    - (a) The Hotel will not use the word "casino" in any description or promotion of the Hotel,
    - (b) The Hotel will not permit gaming related advertising material to be displayed on the exterior of the premises,
    - (c) The Hotel will not promote irresponsible gaming or gaming practices,
    - (d) The Hotel will not publish the details of any person who has won a prize in excess of \$1,000, and
    - (e) The Hotel will display the prescribed signage in the gaming room, on all gaming machines, and on the ATM or any EFTPOS facilities.
  - 3.10. The Hotel provides gaming related help line pamphlets and has signage located throughout the hotel.
  - 3.11. The Hotel managers are highly trained to watch for problem gamblers and talk regularly to patrons, assisting patrons when required.
  - 3.12. The Hotel implements the AHA's Game Care problem gaming counselling and self exclusion scheme and gaming code of conduct and is a member of the Local Liquor Accord.
  - 3.13. There have been no "self exclusions" direct from these premises, although there have been a few from surrounding premises with which the premises are linked.
  - 3.14. Responsible service of alcohol is of prime importance as with all other venues owned by the "Flower Hotels Group". Mr Alistair Flower, Managing Director of the company is President of the Hastings Liquor Accord and does not take the role lightly. All the company's venues adhere to strict RSA and Liquor Accord terms which are displayed in the back of house for all staff to review as they sign on to work.

- 3.15. Senior staff of the hotel attend the monthly Liquor Accord Meetings to discuss RSA and RCG issues within the wider community and how to address such issues. Senior staff pass on information discussed at the meeting to other staff of the hotel, verbally via email or facebook.

#### **4. Local Community**

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- 4.1. The Beechwood Hotel is a traditional country pub set in the picturesque Hastings Hinterland. The current hotel was built in the 1920's after a fire destroyed the original Beechwood Hotel. It offers country hospitality with all the modern conveniences you would expect, with even a hitching rail out the front for your horse.

It follows, that the majority of the hotel's clientele are 'local' with a mixture of different genders and ages and very family oriented.

- 4.2. For the purpose of this application the local community has been identified as the Beechwood State Suburb, given its reasonable isolation from other suburbs.
- 4.3. Sporting and social clubs use the premises and consider the facilities an important asset to the community. If the application is approved, the Hotel will be able to continue to support the many organisations currently supported and to offer similar support to other local organisations.
- 4.4. The hotel supports many local community groups such as the Beechwood Cricket Club, Beechwood Hotel Fishing Club, Beechwood Shamrocks Rugby League Football Club, Beechwood Lawn Tennis Club, Beechwood Darts Team and Beechwood Touch Football Club to an amount of approximately \$20,000 per year. Community sports club raffles are held every Friday night with the proceeds going to the selected club.

In addition, annual community events are held such as Billy Cart Racing, the Salad Toss and the Beechwood Stew Off. It is well known for its support of the local community.

Entertainment is provided bi-weekly usually with duos, many are which are performers from the local area.

#### **5. Demography**

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- 5.1 The population of the state suburb of Beechwood was 615 (2016 census) and of Wauchope SA2 Area 11,151. Annexure 1 is a table of key demographics information in relation to the Beechwood State suburb and Port Macquarie Hastings LGA.

The population characteristics of Beechwood are less favourable to state averages as are those of Port Macquarie – Hastings local government area, although commensurate with rural NSW.

However the Beechwood Hotel is Beechwood's de facto community centre and the social centre, providing the community with a safe, comfortable place where residents can meet and mingle, form friendships, share troubles and enjoy free entertainment and good food at reasonable prices as well as having a flutter on the pokies and TAB. This is a place where community meetings are held and is one of the few facilities which can bring the people of the area together as a community. It is the social hub for Beechwood.

The hotel is well managed and well regarded by local community groups and subsidises its bistro as well as a range of social clubs.

The increase in threshold is being sought to enable the applicant to maintain and improve the hotel and the service it provides to the community.

The density of hotel gaming machines in the SA2 is well below NSW as a whole and will continue to be so if the application is granted.

The principal of the owner is also the principal of the owner of the Settler's Inn in Port Macquarie which was voted the Australian Community Pub of the Year at the AHA awards and intends for this hotel to remain a 'community pub'.

- 5.2 There are only three hotels and two clubs located in the Wauchope SA2 Band 2 area (see attached LIA Banding map and banding map of surrounding areas). As well as these premises, the nearest would be, the Bago Tavern with 5 poker machine entitlements, a distance of 7 kms from these premises, the Wauchope Country Club with 31 poker machine entitlements and the Wauchope RSL with 83 poker machine entitlements and the Hastings Hotel Wauchope with 16 poker machine entitlements. There is currently a total of 139 poker machine entitlements in that Band 2 area.
- 5.3 The population of Wauchope SA2 area as of 2016 census was 11,151, with 25 gaming machines in three hotels, an average of 446 persons per gaming machine. The population of Beechwood state suburb as at 2016 census was 600, with 4 gaming machines in one hotel, an average of 150 persons per machine.
- 5.4 For the period 1/7/2020 to 31/12/2020 these premises were ranked 1083 in NSW for gaming machine net profit and 872 for net profit per machine and respectively 10<sup>th</sup> and 8<sup>th</sup> of 14 within the LGA.
- 5.5 Using the Authority gaming machine data report for the period from 1/7/2020 to 31/12/2020 the net profit per machine for hotels in the Port Macquarie Hastings LGA was \$44,040.00 and that for these premises \$25,245.80.
- 5.6 It is understood the licence of the Star Hotel Wauchope ceased to trade and 12 poker machine entitlements left the SA2.

## **6. Positive Contribution to the Local Community**

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- 6.1 The applicant proposes to make a donation per threshold increase to the Responsible Gaming Fund of \$6153.90 per annum over a 5-year period which equates to 15% of the average gaming profit per entitlement in total \$24,615.60 per annum for 4 and \$123.078 over 5 years.
- 6.2 In addition the hotel will continue to support the local community as mentioned in paragraph 4.
- 6.3 The operators of the hotel continually undertake staff training to provide staff with the ability to maintain enhanced skills in dealing with clientele and gaming clients in addition to the harm minimisation protocols referred to in clause 3.
- 6.4 The positive contribution will benefit the local community and the operators will continue to review and implement new responsible gaming and harm minimisation strategies in order to negate any negative impacts on the local community.

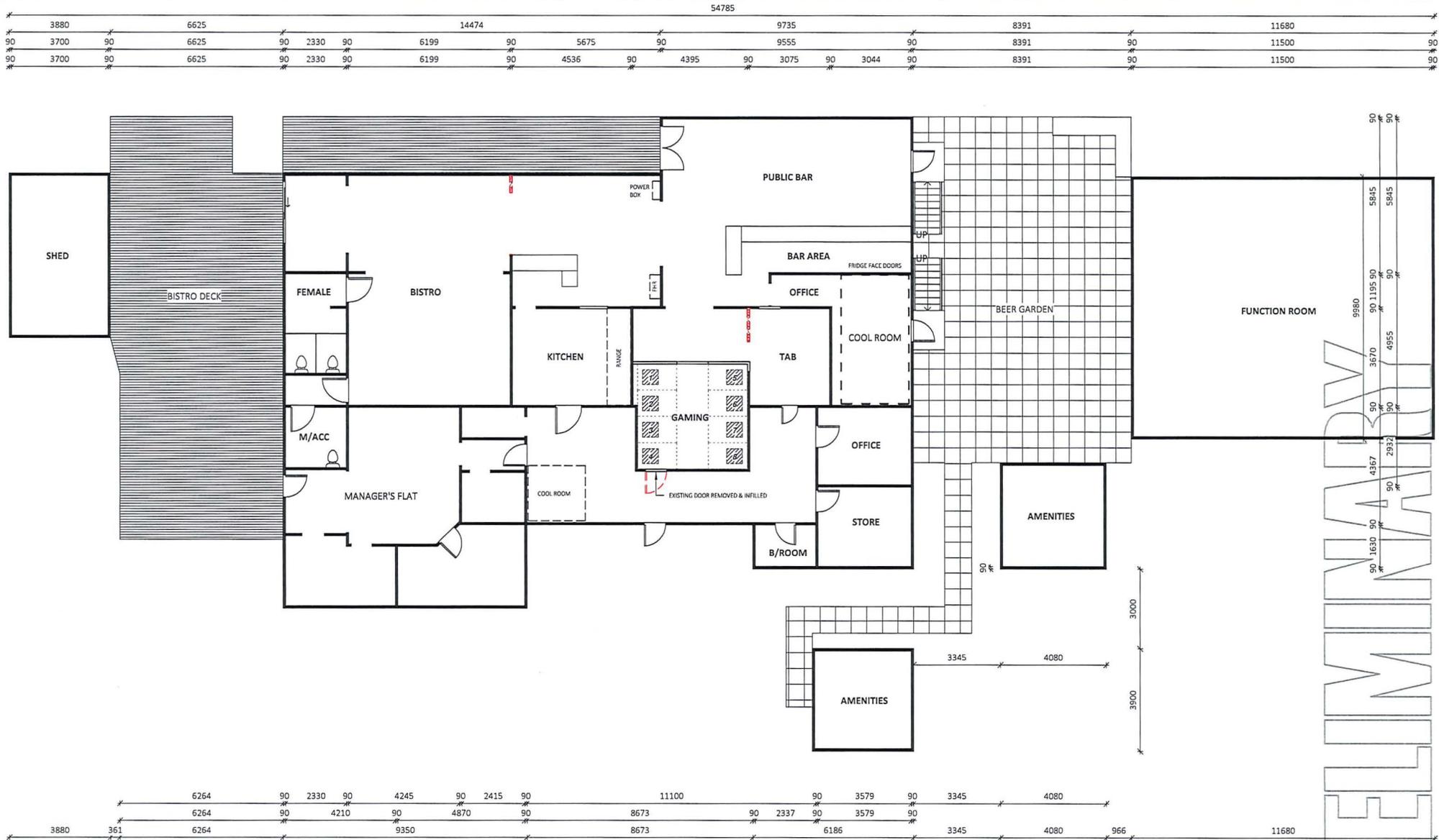
## **7. Conclusion**

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- 7.1. It is submitted that the foregoing information complies with the guidelines for a Class 1 Local Impact Assessment attaching to an application for an increase in the gaming machine threshold of the Hotel by addressing the responsible gaming and harm minimisation measures taken by the Hotel; identifies the local community of

the Hotel; and provides information to show that a positive contribution will be made to the local community if the LIA and increase application are approved.

- 7.2. Approval of the gaming machines threshold to 8 will result in a direct positive impact by way of financial support and contributions to local and/or charitable organisations and a total of \$123,078 to the RGT over a 5-year period.
- 7.3. Based on the foregoing information and as the Hotel is located in a Band 2 SA 2 and the application is for a low-range increase in the gaming machine threshold, we submit 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 4 gaming machines.



Attachment A

FLOOR PLAN SCALE 1:100

AREAS - FLOOR	
*FLOOR AREA MEASURED FROM EXTERNAL FACE	
*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
BISTRO & SERVICE AREA	169.5 m <sup>2</sup>
BISTRO DECK	99.9 m <sup>2</sup>
OUTDOOR 2 SERVICE AREA	28.9 m <sup>2</sup>
AMENITY 1	17.2 m <sup>2</sup>
AMENITY 3	15.2 m <sup>2</sup>
AMENITY 2	13.8 m <sup>2</sup>
FUNCTION ROOM	113.7 m <sup>2</sup>
BACK OF HOUSE	161.2 m <sup>2</sup>
TOTAL	621.5 m <sup>2</sup>

PROJECT: **COMMERCIAL HOTEL BEECHWOOD** EXISTING FLOOR PLAN

LOT No: 1 DP No: 787555 SHEET: 0.2 OF 4

STREET No: 735

STREET NAME: BEECHWOOD ROAD, BEECHWOOD

CLIENT: FLOWER HOTELS

SCALE:	1 : 100
SHEET SIZE:	A2
START DATE:	07.12.20
DWG No:	D4613

DRAWING REVISIONS + NOTES		
Date:	Description:	Issue:
07.12.20	INITIAL ISSUE	A DC
15.12.20	SITE ADDED	B DC
21.12.20	LANDSCAPE	C AE
19.01.21	CLIENT CHANGES	D BI



# BISTRO MENU

## • STARTERS & SHARES •

Garlic Bread	6
Cheesy Garlic Bread	6.5
BBQ Spiced Wings	14
1/2 kilo spicy buffalo wings, homemade BBQ sauce & blue cheese ranch dipping sauce	
Chunky Fries	7
Chipotle sauce	
Loaded Fries	12
Cheese & bacon	
Wedges	9
Double coated, seasoned wedges of potato, sweet chilli & sour cream	

## ... SCHNITZELS ...

Chicken Schnitzel	18
300gm hand crumbed breast w/ local garden salad & chunky fries	

## SCHNITZEL TOPPERS

Parmigiana	4.5
Classic napoli tomato sauce, shaved leg ham & cheese	
Garlic Prawn	5.5
Prawns smothered in a creamy white wine & herb garlic sauce	
Avo Béarnaise	5.5
Fresh avocado smothered in smooth béarnaise sauce	

## •> BURGERS <•

Served with chunky fries

Shamrock Beef Burger	16
Angus beef patty, tomato relish, caramelised onion, beetroot, cheese, lettuce	
<b>ADD Bacon and Egg</b>	<b>17</b>
Koree Island Chicken Burger	18
Chicken Schnitzel, avocado, bacon, Swiss cheese, lettuce mayo	
Vege Burger	15
Beetroot, butternut pumpkin & goats cheese patty, grilled field mushroom	
Steak Sandwich	18
Scotch fillet sizzle steak, caramelised onion, tasty cheese, lettuce & tomato relish	

## -- STEAKS --

Served with your choice of chunky fries & salad or creamy mash & vegetables

250g Rump	22
Grain fed rump, cooked to your liking	
250g Porterhouse	25
Grain fed porterhouse, cooked to your liking	
250g Scotch	28
Grain fed scotch fillet, cooked to your liking	

## • THE STAPLES •

Bangers n Mash	16
Local pork sausages, mash potato, gravy & crunchy green beans	
Salt & Pepper Calamari	19
Lightly coated tender calamari pieces served with chunky fries, salad and a sweet chili mayonnaise	
Fish n Chips	19
Beer battered flathead, local garden salad, tartare sauce & chunky fries	
Garlic Prawns	22
Creamy garlic prawns, pilaf rice & garden salad	
Lamb's Fry	14
Lamb's fry & bacon in gravy served on a bed of creamy mash potato	
Chicken Pesto Pasta Salad	18
Grilled marinated chicken, penne pasta, semi-dried tomato, Spanish onion, baby spinach, pesto	
Vegetable Curry (v)	15
Jasmine rice & flat bread	
Pumpkin & Feta Salad	15
Roast pumpkin, feta cheese and cashews tossed with baby spinach leaves with a sweet Moroccan dressing	
<b>ADD Chicken</b>	<b>4</b>
<b>ADD S&amp;P Calamari</b>	<b>6</b>

·> EXTRAS <·

Gravy	Free
Home Made Sauces	2
Pepper, dienne, béarnaise, mushroom, blue cheese mayo, garlic	
BBQ Spiced Wings	3
Add 3 wings to your main	
Steamed Vegetables	5

**KIDS MENU**

**ALL MEALS \$8  
FOR KIDS AGED 12 & UNDER**

**Chicken Popcorn**

W/ chunky fries, salad & BBQ sauce

**Fish & Chunky Fries**

W/ tartare sauce & salad

**Spag Bol**

Linguine with bolognese sauce & parmesan

**Beef Sausages**

W/ mash, green beans & gravy

**ADD COMBO FOR \$3 EXTRA**

INCLUDES KIDS DRINK & DIXIE ICE CREAM CUP

**DESSERT ...**



Dessert of the Day	7
See Chef's specials board	
Kids Dixie Cup	2.5
Vanilla ice cream cup	

We take your dietary requirements very seriously.  
Please advise staff of any requirements or allergies.

**LUNCH  
SPECIALS**

**Wednesday, Thursday  
& Friday**

Excludes public holidays

**Steak Sandwich \$13.50**

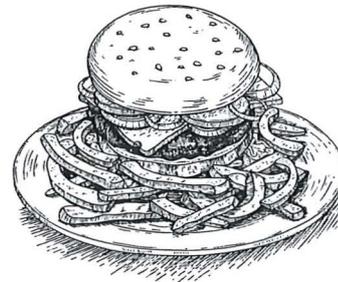
Scotch fillet sizzle steak, caramelised onion, tasty cheese,  
lettuce & tomato relish

**Fish n Chips \$14.50**

Beer battered flathead, local garden salad, tartare sauce  
& chunky fries

**Koree Island Chicken Burger \$13.50**

Chicken Schnitzel, avocado, bacon, Swiss cheese,  
lettuce mayo & chips



**LOOKING TO HOST  
A FUNCTION?**

**ENQUIRE WITH US TODAY**

**Birthdays, Engagements**

**Christmas Parties**

**Christenings**

**Wakes**

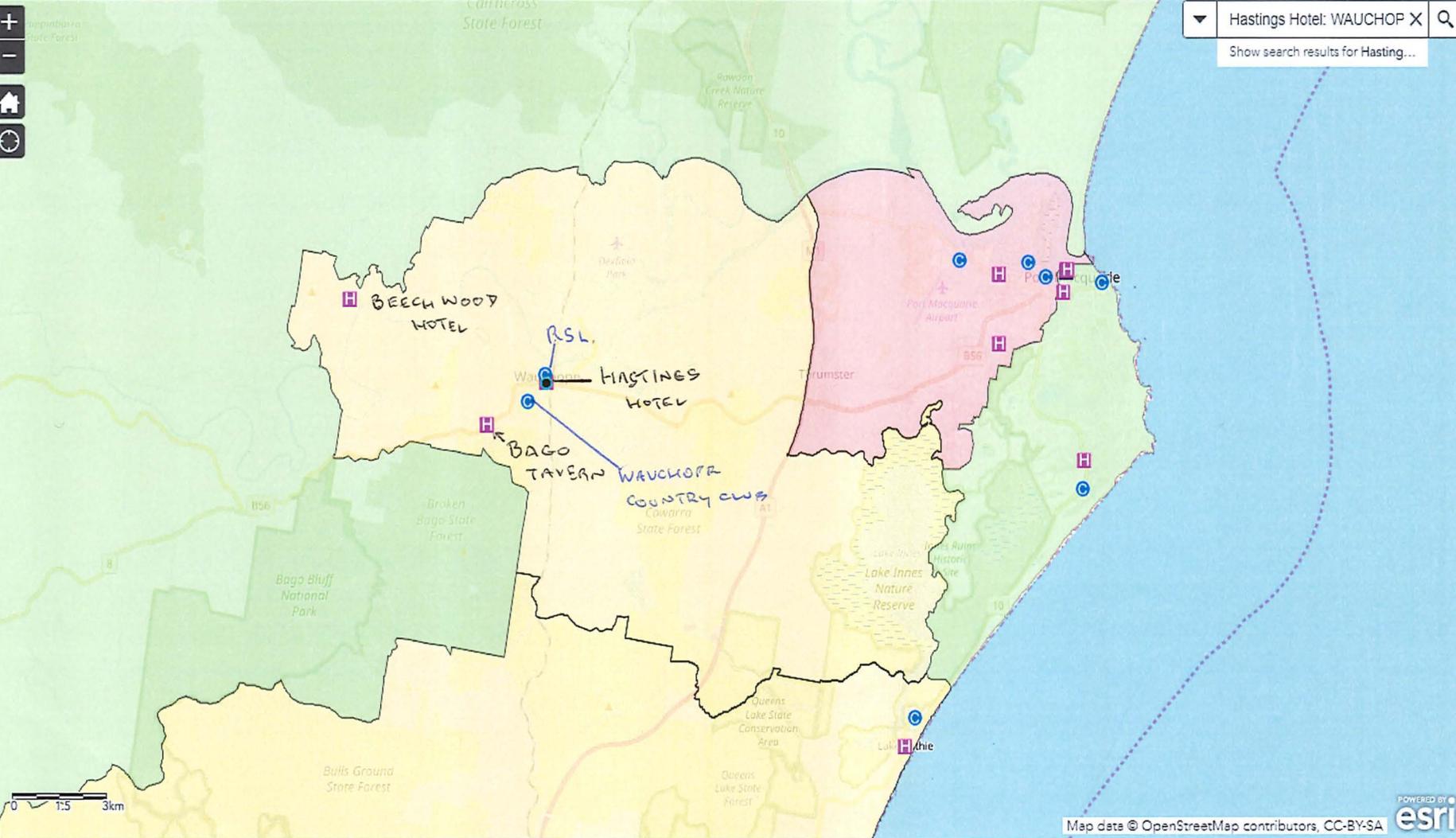
**Private Dining**

ATTACHMENT <



## ANNEXURE 1

	NSW	Port Macquarie Hastings LGA	Beechwood State Suburb
Indigenous	2.9	4	6.1
Young Persons 15-24	12.5	9.6	10.1
Speak only English	68.5	90.8	93.2
Unemployed	6.3	6.8	8.6
Labourers	8.8	10.4	11.1
Median Individual Income (weekly)	664	540	495
Median Household Income (weekly)	1486	1042	1093
Median Family Income (weekly)	1780	1300	1229
One Parent Families	16	16.4	17
Median Weekly Rent	380	310	270
Median Monthly Loan Repayment	1986	1671	1517
Rented Accommodation	31.8	26.4	15.7
SEIFA	1011	958	953



Hastings Hotel: WAUCHOP X

Show search results for Hasting...



**LIST OF STAKEHOLDERS**  
**NOTIFIED OF THE APPLICATION FOR**  
**CLASS 1 LOCAL IMPACT ASSESSMENT**  
**FOR BEECHWOOD HOTEL, 735 BEECHWOOD ROAD**  
**BEECHWOOD NSW 2446**

<b>NAME</b>	<b>ADDRESS</b>
Samaritans Foundation	103 Victoria Street, Taree NSW 2430
Samaritans Foundation	66 Lord Street, Port Macquarie NSW 2444
Wesley Mission Legal Services	Level 3, 220 Pitt Street, Sydney NSW 2000
Mid North Coast Local Health District	PO Box 126, Port Macquarie NSW 2444
Alcohol and Drug Information Service	Morton Street, Port Macquarie NSW 2444
Counselling	68 Marbuk Avenue, Port Macquarie NSW 2444
Mental Health Services	Morton Street, Port Macquarie NSW 2444
Women's Health	Morton Street, Port Macquarie NSW 2444
Aboriginal Medical Service	Werin Aboriginal Corporation Medical Clinic 14 Lake Road, Port Macquarie NSW 2444
Methadone Program	19/31 Morton Street, Port Macquarie NSW 2444
The Salvation Army	110 Lord Street, Port Macquarie NSW 2444
Christian Outreach Centre	11 Mumford Street, Port Macquarie NSW 2444
Headspace	10-12 Short Street, Port Macquarie NSW 2444
St Vincent de Paul	116 Gordon Street, Port Macquarie NSW 2444
Wauchope Neighbourhood Centre	3 Waugh Street, Port Macquarie NSW 2444
Port Macquarie Base Hospital	Wrights Road, Port Macquarie NSW 2444
Gamblers Anonymous	PO Box 122 Fairfield NSW 1860
Gambling Help	Cnr Clifton Drive & The Spinnaker, Port Macquarie NSW 2444
Mission Australia	North Coast Aboriginal Service Shops 1 & 2, 40 Clyde Street, Kempsey NSW 2440
NSW Council of Social Services	Level 3, 52-58 William Street, Woolloomooloo NSW 2011

