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Office of Liquor and Gaming Regulation

Department of
Justice and Attorney-General

Sandstone Point Hotel & Function Centre
1780-1820 Bribie Island Road
Sandstone Point Qld 4511

Email: russell@rsapro.com.au

Dear Sir/Madam

SANDSTONE POINT HOTEL & FUNCTION CENTRE - SANDSTONE POINT

Reference is made to an application for Temporary Change Of Licence Area lodged in respect of the above mentioned premises.

A delegate of the Commissioner on 22 May 2019 approved the application, the details of which are as follows:

DATE & TIME:


For the period from 10:00am to 10:00pm on Saturday 25 May 2019 – Mix FM Live.

PERMITTED AREA DESCRIPTION:

Temporary decrease in licensed area consisting of the stage area only measuring approximately 34 metres x 22.5 metres located at Sandstone Point Hotel & Function Centre, 1780 - 1820 Bribie Island Road, Sandstone Point.

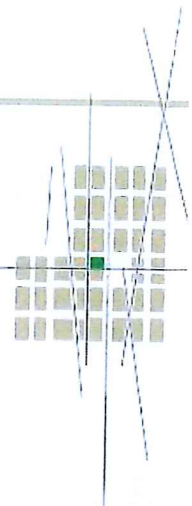
Should you have any further queries in relation to this matter, please contact the Customer Support Team telephone (07) 3224 7131.

Yours sincerely


PAUL RYAN
A/Executive Director
23 / 5 / 2019

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**COMISKEY MANAGEMENT SERVICES
PTY LTD ATF NEWPUB FAMILY
HOLDINGS TRUST**

**APPLICATION FOR COMMERCIAL
HOTEL LICENCE FOR SANDSTONE
POINT HOTEL & FUNCTION CENTRE**

COMMUNITY IMPACT STATEMENT

12 September 2012

CONTENTS

1.	INTRODUCTION	1
2.	NATURE OF FACILITY	1
2.1	THE PROPOSAL	1
2.2	THE SURROUNDING AREA	1
2.3	THE PLANNING FRAMEWORK	2
2.4	COMPLIANCE WITH THE ACT	2
3.	THE CONCEPT OF COMMUNITY IMPACT	2
4.	THE LOCALITY	2
4.1	ESTABLISHING THE LOCALITY	2
4.2	CHARACTERISTICS OF THE LOCAL COMMUNITY	3
4.3	POPULATION TRENDS	3
4.4	EXISTING LICENSED PREMISES	3
4.5	INFILTRATION OR CONCENTRATION.....	3
4.5.1	Infiltration	3
4.5.2	Concentration.....	4
4.5.3	Conclusion.....	4
5.	SENSITIVE FACILITIES	4
6.	COMMUNITY CONSULTATION	4
6.1	CONSULTATION WITH KEY COMMUNITY ADVISERS.....	4
6.1.1	Methodology	4
6.1.2	State Member for Pumicestone.....	4
6.1.3	Bribie Island Chamber of Commerce	5
6.1.4	Alcohol and Drug Foundation.....	6
6.1.5	Queensland Police.....	6
6.1.6	Moreton Bay Regional Council.....	8
6.1.7	Other Groups Contacted	8
6.1.8	Synopsis of Key Community Advisers.....	8
6.2	COMMUNITY CONSULTATION – BUSINESSES/RESIDENCES WITHIN 200 METRES ...	9
6.2.1	Businesses within 200 metres.....	9
6.2.2	Residences within 200 metres	9
6.2.3	Synopsis of Survey Consultation.....	11
6.3	SURVEY CONSULTATION IN THE LOCAL COMMUNITY AREA	11
7.	POTENTIAL IMPACTS	11
7.1	OVERVIEW.....	11
7.2	A LOW RISK PREMISES.....	11
7.3	IMPACTS ON THE COMMUNITY	12
7.4	IMPACTS ON LOCAL AMENITY.....	13
7.4.1	On-Site Impacts	13
7.4.2	Off-Site Impacts	14
7.5	PARKING AND TRAFFIC IMPACTS.....	14
7.6	SENSITIVE USES VULNERABLE GROUPS	14
7.7	IMPACT OF TRADING HOURS.....	14
7.8	CULTURAL, RECREATIONAL, EMPLOYMENT AND TOURISM BENEFITS	14
7.9	CHARACTER OR IDENTITY OF THE LOCAL COMMUNITY	15
8.	SUMMARY AND CONCLUSIONS	15

1. INTRODUCTION

This report accompanies an application by Comiskey Management Services Pty Ltd for a Commercial Hotel Licence for a new hotel at 1780-1820 Bribie Island Road, Sandstone Point to be known as the Sandstone Point Hotel and Function Centre.

The report considers how the proposal satisfies the principal activity objectives of the licence and addresses from a town planning perspective the issues raised in Section 116 of the Liquor Act in assessing "the impact on the amenity of the community concerned if the application is granted". In addressing the latter, it follows the Office of Liquor and Gaming Regulation Guideline 38 for a full Community Impact Statement.

2. NATURE OF FACILITY

2.1 THE PROPOSAL

The proposal is for an integrated development comprising a hotel, a 50-room motel, museum and stand-alone bottleshop to be constructed at 1780-1820 Bribie Island Road, Sandstone Point. The hotel services include¹: -

- Bar and lounge areas;
- Beer garden;
- Indoor and outdoor dining with children's play area;
- TAB;
- Gaming lounge; and
- 6-room function centre.

The total development includes 330 off-street car parking spaces.

The proposed hours are: -

- 10:00am - 12midnight, Monday to Sunday

2.2 THE SURROUNDING AREA

The proposed hotel is to be located on a single large allotment on the southern side of Bribie Island Road, Sandstone Point, immediately east of the Bestmann Road East intersection. The land in the vicinity of the site is currently a mix of unit and house developments and undeveloped land. Land uses immediately surrounding the site include:-

- **To the north** (across Bribie Island Rd) townhouse and unit developments;
- **To the east** Pumicestone Passage;
- **To the south** houses; and
- **To the west** (across Bestmann Road East) undeveloped land.

The site is located at the eastern extremity of Sandstone Point, adjacent to the Pumicestone Passage. The immediate area is still developing while land to the north and south has been developed for residential and recreational land uses. Isolated occurrences of commercial development are located throughout the suburb to serve their immediate neighbourhoods.

The hotel will be located on Bribie Island Road. In terms of its function, Bribie Island Road is a designated State-controlled road under the control of the Queensland Department of Transport and Main

¹ Plans of the proposal are included in Appendix 1

Roads. Bribie Island Road carries 20,000 vehicles per day², more than a 'normal' residential street, and it is appropriate that these uses be located on such roads. The rationale for including this description is to demonstrate that the proposal is located adjacent to the main thoroughfare through the area and is an appropriate location for such a facility.

2.3 THE PLANNING FRAMEWORK

Planning for the Sandstone Point area is controlled by the former Caboolture Shire Council's Caboolture ShirePlan. In the Planning Scheme, the site is designated in the Rural Zone. The proposal is defined by the Planning Scheme as a 'hotel'. In the Rural Zone, a hotel requires an application to Council on the basis of Impact Assessment. An application is currently with Moreton Bay Regional Council for assessment.

2.4 COMPLIANCE WITH THE ACT

Under the proposed licence, the new hotel would satisfy the test for the principal purpose of premises trading under a commercial hotel licence in Section 59(1) of the Liquor Act and the restrictions on the grant of a commercial hotel licence set out in Section 61(1) of the Act because it offers:–

Alcohol for sale for consumption both on and off the premises;

- Meals and accommodation;
- Facilities for functions to be held on the premises;
- Has the capacity to seat more than 60 people at any one time;
- Male and female toilets.

3. THE CONCEPT OF COMMUNITY IMPACT

The Queensland Office of Liquor and Gaming Regulation has published a guideline interpreting the Chief Executive's expectation regarding the 'community impact' test. With respect to a new Commercial Hotel Licence, applicants are expected to submit a full 'community impact statement'. The following sections address the matters in the guideline for that level of assessment.

The first set of sections examines the matters raised in Section 116(3) of the Act about population trends in the locality and proximity to sensitive facilities, while the second set examines potential impacts in the manner suggested by the guideline.

4. THE LOCALITY

4.1 ESTABLISHING THE LOCALITY

The Locality is the area that could be affected by a proposed licensed facility. Ideally, it is a discrete community clearly defined by geographical or arbitrarily defined boundaries.

In this instance, the site is located at the eastern end of Sandstone Point adjacent to Pumicestone Passage. The locality originally comprised large rural tracts of land with urban development in ribbon form along Bribie Island Road. In more recent times, large tracts of land in the southern half of the suburb have been developed for residential purposes with one new commercial centre to service these neighbourhoods.

On the basis of the above and for the purpose of this report the local community area (LCA) is defined as the Sandstone Point, Godwin Beach and Ningi suburbs³. The LCA boundary follows the boundaries of

² Source: Department of Transport and Main Roads NC Traffic and Speed Census 2010.

³ Refer to the map in Appendix 2.

and includes the State Suburbs of Sandstone Point, Godwin Beach and Ningi (as defined by the Australian Bureau of Statistics).

4.2 CHARACTERISTICS OF THE LOCAL COMMUNITY

The LCA is a discreet urbanising community that is isolated from other urban areas on the mainland by large tracts of undeveloped, rural, industrial or rural residential land. Similarly, it is isolated from urban communities on Bribie Island by Pumicestone Passage. The original strip of houses and small businesses along Bribie Island Road and the Godwin Beach foreshore have been augmented by waterfront development (boat club, marina and apartments) adjacent to Pumicestone Passage and newer areas of normal suburban residential development. A large area of undeveloped land remains between Bribie Island Road and the newer residential development in the southern portion of the LCA.

4.3 POPULATION TRENDS

According to 2011 Census data, the LCA referred to in this report had a population of 8,025. The most reliable data for projecting growth is the Regional Population Growth produced by the Australian Bureau of Statistics, which identifies an average annual growth rate for the Caboolture (S) - East SLA, which covers the LCA, of 3.5%. The estimated projected populations are shown in the table below.

Table 1 LCA Population Trends

LOCATION	ESTIMATED POPULATION			
	2011	2012	2017	2022
LCA	8,025	8,306	9,865	11,716

(a) Adapted from – Australian Bureau of Statistics, Regional Population Growth, Catalogue Number 3218.0 – Table 3.

These figures indicate that the population in the LCA could expect to experience a significant growth in population in coming years.

4.4 EXISTING LICENSED PREMISES

Until December 2008, Section 116 of the Liquor Act required the listing of all licensed premises within the local area, however, that is no longer required under the amended Act. Notwithstanding this, in any discussion on the concentration of venues in the locality, the issue of surrounding licensed premises remains significant. From a competition perspective, an issue of concentration arises when there are more licensed premises in an area than can be sustained by the demands placed on them, such that competition creates unhealthy trading practices. However, the adopted LCA has no existing licensed premises.

4.5 INFILTRATION OR CONCENTRATION

The main purpose of listing and examining existing licensed premises is to establish whether there is any incidence of a high concentration of licensed premises, whether approval of the subject application would create a case of infiltration and to discuss the extent and quality of services being provided by existing licensed premises.

4.5.1 Infiltration

As this is the first Commercial Hotel licensed premises in the LCA, it represents infiltration of premises into the area and raises the normal concerns regarding the impacts associated with such infiltration on the surrounding community. This situation needs to be considered in light of the following:-

- The proposed tavern is part of a stand-alone integrated accommodation and entertainment development that provides a balanced approach to the delivery of alcohol services;
- The nearest Commercial Hotel licensed premises is the Bribie Island Hotel, which is located between one and a half and six kilometres away to the east from the nearest and furthest parts of the LCA and involves a journey on a State-controlled road and crossing the Pumicestone

Passage Bridge for what is a local purpose. Residents would generally be unable to walk to the Bribie Island Hotel, requiring a vehicle trip to access the venue and the risks associated with vehicle use and alcohol consumption. By providing a licensed premises within the LCA, the proposal will provide a service in a convenient location for local residents; and

- The services proposed at the tavern do not include those that would be likely to attract a rowdier patron, i.e. nightclub or live music venue. The facilities are targeted at providing a family-oriented dining and refreshment services, short-term accommodation and function services that is not likely to result in the issues associated with an infiltration of venues promoting musical entertainment and the levels of alcohol consumption associated with such venues.

4.5.2 Concentration

As the proposal will be the first venue of this type in the LCA, it does not represent a concentration of venues or raise concerns associated with issues that arise from such concentrations.

4.5.3 Conclusion

In our view, the proposed development and its location would not raise any concerns regarding concentration or infiltration.

5. SENSITIVE FACILITIES

The guideline states that the following facilities, where located within 200 metres of the subject site, are sensitive facilities and warrant special consideration in the assessment of an application:

- A home or hostel for people with psychiatric illness or intellectual disability;
- Short-term accommodation or refuges for young people;
- Educational institutions, including a school for children/young people who have been excluded from mainstream schooling; and
- Premises used by welfare groups or for counselling or treatment of alcoholism or other substance abuse.

Consistent with the above criteria, there is no existing identified sensitive facility within 200 metres of the proposal site.

6. COMMUNITY CONSULTATION

6.1 CONSULTATION WITH KEY COMMUNITY ADVISERS

6.1.1 Methodology

Consultation was attempted with individuals and agencies that it was felt would have exposure to any issues associated with the community and licensed premises in the area.

We used a set of questions as a guide⁴, but the issues raised were largely left to the individuals being interviewed. The summary of responses provided below roughly follows the order of the questions on the question sheet.

6.1.2 State Member for Pumicestone

Mrs Lisa France MP is the duly elected representative to the State Parliament for the electorate of Pumicestone, which contains the subject site. In addition to her local electorate responsibilities, Mrs France is also the Assistant Minister for Natural Resources and Mines. An interview was conducted with Mrs France and her comments are as follows:-

⁴ A copy of the questions is included in Appendix 3

- Mrs France is of the opinion that the Bribie Island communities should be included as part of the local community for this venue as she is aware that there is considerable interest amongst residents of Bribie Island in the proposal.
- The local community is identified as having a diverse character with varying levels of affluence from Banksia Beach and Bellara to Sandstone Point, Ningi, Bongaree and Woorim. Retirees have purchased homes in the area according to their income levels; many canal homes with obvious trappings of wealth purchased by self-funded retirees and more affordable housing options taken up at Sandstone Point by people with less disposable income. The area is split between the working and retired population.
- The local community is quite different from the urban areas of Caboolture in terms of the level of service expected by patrons. A venue that provides a high standard of amenity and a variety of experiences will appeal more to the local community, while simpler services and facilities are appreciated by Caboolture residents.
- The main social issues confronting the local community identified by Mrs France include boredom and a lack of services, although the lack of services is often noted by residents as one of the appealing aspects of living in the area.
- Mrs France is not aware of any social infrastructure in the area dealing with the issues associated with alcohol and gambling abuse beyond the general help lines. Since coming to office in March, Mrs France has not been approached by any constituents inquiring about alcohol or gambling help service for themselves, family members or friends.
- In Mrs France's opinion, the type of venue developed by the applicant's offer a higher standard of service that provide a good alternative for local residents without raising any significant concerns. The issues surrounding liquor and gaming venues is adequately controlled by the planning legislation.
- Mrs France has no firm opinion on the number of venues in the area generally but states that a venue is needed on the landward side of Pumicestone Passage.
- While not offering suggestions on improving venue management or policy development , Mrs France states that problems with alcohol and gambling abuse are generally associated with the individual, not the venues. People, or their families, need to be responsible in seeking help for their problems. Mrs France would like to see stricter controls to counter the potential for 'glassings' and drug consumption in venues.
- With respect to this proposal, Mrs France has experienced a high level of anticipation amongst local residents at the prospect of this hotel being established.
- Mrs France believes the proposal will have a positive impact on the local community as a venue is needed in this location and the proposal offers a good variety of entertainment option. The site offers an ideal opportunity to provide a venue in a quality setting.
- In other comments, Mrs France encourages the applicants to provide more detailed information to the local community on the type of hotel they are proposing and to involve the local community in post-construction landscaping and rehabilitation around the site.

6.1.3 Bribie Island Chamber of Commerce

The Bribie Island Chamber of Commerce (CofC) represents the interests of local businesses. A questionnaire guide was forwarded to Ms Rhonda Cockinos, President of the Chamber, on the rationale that the CofC is actively involved in the local community, represents the interests of the community and is aware of the issues facing the community. The questionnaire was distributed to members for comment with 25% of members responding and those comments are reflected in the interview with Ms Cockinos.

- Ms Cockinos states that all responses received from members provided positive support for the proposal.

- Ms Cockinos is of the opinion that the western portion of Bribie Island (Banksia Beach, Bellara and Bongaree) should be included in the local community area. The local area is a growing community that is no longer predominantly older people and retirees. Many younger families now call the area home. The community is not discernibly different from surrounding areas.
- The community is described as well mixed, with incomes levels varying from the lowest to the highest levels. The area is subject to higher unemployment and Ms Cockinos is of the opinion that the proposal will assist with job creation in the area.
- The main social issues confronting the community are identified as the cost of living, with many residents concerned about the implications of the Carbon Tax, particularly the elderly. Poker machine usage does not appear to be more extensive in this community compared to others. Instant lottery 'scratchies' is the main form of gambling.
- The CofC has limited involvement with licensed/gaming venues but Ms Cockinos notes that existing venues are well controlled. Problems with alcohol consumption and poker machine usage may well exist in the local community but no more than in the general community. People will always find alternatives if there is no convenient venue and they must be responsible for their own actions. The issue isn't with the venues but with the individual's choice.

Ms Cockinos is not aware of any locally-based services to deal with the issues around liquor consumption and gaming machine use.

- The CofC does not have any concerns with the type of venue proposed and other venues in the areas are well managed. It is noted that patrons/gamblers will generally travel from venue to venue to hide the problems/addictions.
- Ms Cockinos notes that there are not many venues on the mainland side of Pumicestone Passage, with more venues on Bribie Island.
- While Ms Cockinos offers the following suggestions to minimise the adverse impacts of liquor and gaming machine use she is of the opinion that it is difficult for venue management to determine an individual's capacity to accommodate the expenditure as appearances can be deceiving:
 - Increased staff vigilance and responsibility;
 - Stronger enforcement of legislation restricting underage drinking, particularly when parents are supplying alcohol to their children; and
 - Clocks in gaming rooms to help players monitor their playing time.
- Ms Cockinos describes the proposal as more up-market than existing venues. It has a family-oriented focus with child-minding and other activities at the site such as the museum and short-term accommodation to diversify income for the operators.
- Ms Cockinos is of the opinion that the proposal will be the best thing that ever happened in the local area. It will provide needed competition for existing restaurants that currently offer limited hours of service due to operator ennui.

6.1.4 Alcohol and Drug Foundation

The Alcohol and Drug Foundation (ADFQ) provides multiple services in the Caboolture and Redcliffe districts including family support, drug abuse assistance, assistance for victims and families of alcohol, drug and gambling addictions, community education, liaison with venue management and is the local Gambling Help service provider. A telephone interview was conducted with Mr Ian Koh, Coordinator of the Caboolture/Redcliffe of the ADFQ⁵.

- The local community is described as having a relatively large elderly population. The mainland area (e.g. Sandstone Point) is not as developed as the Bribie Island communities but the potential is there for further development.

⁵ Comments made by Mr Koh during this interview that relate only to the issues associated with gaming machines have not been included in this transcript.

- Unemployment is higher in the local community than in other areas. The higher elderly population is exposed to problem gambling but it is more of a problem due to the isolation of the community.
- Higher unemployment is the main social issue that Mr Koh describes as confronting the community. He notes a correlation between lower employment and higher risk from problem gambling. Gambling revenue comes mainly from people who can least afford it, usually the lower income group, and are hoping to get lucky.
- In terms of the issues associated with licensed/gaming venues, ADFQ provides counselling for clients suffering the adverse effects of liquor and gaming machine use. It provides education for venues on identifying potential risks to patrons and assists with the development of self-exclusion measures.
- Mr Koh notes that in surveys on gambling activities, electronic gaming machines (EMGs) have been consistently identified as the most problematic of all forms of gambling. Local services dealing with the social issues surrounding licensed/gaming venues, apart from ADFQ itself, include Centrelink and the Bribie Island Neighbourhood Centre.
- Mr Koh welcomes the increased employment opportunities provided by the proposal and notes the diversity of activities associated with the development provides alternatives in income streams without over-reliance on gaming machine activity.

6.1.5 Queensland Police

The Bribie Island Police Station is responsible for maintaining law and order, providing law enforcement and a community liaison role within the LCA. An interview was conducted with Snr Sgt David Crawford-Raby, Officer in Charge for the Station on the rationale that the Police Service is directly involved with law and more specifically liquor licensing enforcement within the LCA and the wider community. Snr Sgt Crawford Raby's comments were as follows:

- The Police Service participates in the Caboolture Corridor Liquor Industry Action Group (CCLIAG) that is addressing issues of patron dispersal, staff and patron safety, drug use and overall venue management.
- Snr Sgt Crawford-Raby highlighted recent problems with the operation of a nightclub at the Bribie Island Hotel where patrons from outside the locality were creating trouble for the local community. These issues have improved since the nightclub stopped operating but the local community still has a very low tolerance for this form of venue.
- The local community has a diverse character with Bribie Island home to a large number of self-funded retirees and younger families while Sandstone Point has a mostly younger demographic with over-50s largely occupying retirement villages. Sandstone Point residents have generally lower incomes and housing is mostly newer types with many used as rentals. The general youth of the Sandstone Point community is demonstrated in the fact that schools in the locality are largely at capacity.
- The main social issue in the local community associated with licensed premises is drink-driving and domestic violence. While these are not intrinsically linked with the operation of licensed venues there is some association between them.
- Snr Sgt Crawford-Raby identifies that there are services available locally to deal with the social issues associated with liquor consumption.
- The proposal does not raise any concerns for the Police Service provided it maintains a family focus. Snr Sgt Crawford-Raby is opposed to any venue that promotes irresponsible drinking habits.
- There is no issues with the number of local venues, which are well patronised. The number of premises licensed for consumption with meals along the Pumicestone Passage waterfront is creating a relaxed cosmopolitan atmosphere.
- Suggestions on reducing the adverse impact of licensed venues include:
 - Quality security staff; and

- Good quality closed-circuit television with coverage inside and outside the premises assists in negative reinforcement of poor behaviour and identification of offenders.
- In other comments, Snr Sgt Crawford-Raby opposes any establishment of nightclub-type services and recommends the applicant participate in the CCLIAG.

6.1.6 Moreton Bay Regional Council

Moreton Bay Regional Council (MBRC) is the administering body for the local government area containing the subject site. In addition to the provision of local government services, MBRC provides representation of community values and protection of those values from adverse impacts. An interview was conducted with Cr Gary Parsons of MBRC. The rationale for interviewing Cr Parsons is that he is the duly elected representative for Division 1 which covers the Sandstone Point area.

- The local community area is described as the jewel in the crown for the region but is in need of a draw card.
- Cr Parsons describes the area as a mix of social characteristics. Ningi is a long-established suburb with predominantly cheaper housing, about half of which is used for rentals. Ningi Lakes is a newer developing area containing about half rental housing. Sandstone Point and Godwin Beach is a mix of self-funded retirees and families where both partners work; Spinnakers Drive complex and the Silver Shores Caravan Park is mostly retirees in a mix of housing that would welcome this proposal.
- The main social issue confronting the local community is the need for more infrastructure. Cr Parsons identifies that increases in public transport, telecommunications and broadband internet is anticipated.
- There are no real issues in relation to liquor or gaming machine abuse in this community and it does not differ from the wider community in this regard.
- The only concern raised by Cr Parsons related to responsible liquor management by venues and the need to have and implement a management plan.
- Cr Parsons notes there are a number of venues in the locality that offer varying levels of service and atmosphere. The Pacific Harbour Golf Club is a new modern complex offering a select service, while Bribie Hotels and RSL club offer a mixed range of services.
- Cr Parsons is of the opinion that the applicants in this case deliver quality developments for the local communities and this proposal has fantastic merit. At a recent meeting to discuss this proposal, there was overwhelming community support with an estimated 90% in favour of the proposal. It will augment existing services planned for the area. The proposed layout encourages use of the open areas and takes advantage of the natural setting and addresses any concerns relating to traffic or noise.
- While this results in a new venue in the area, liquor and gambling venues are available elsewhere in the district and this will provide a variety and improvement in services that comes from increased competition.
- Cr Parsons recommends that the venue provide courtesy bus services and provide the use of the venue to local community groups for meetings or functions.

6.1.7 Other Groups Contacted

The Caboolture Regional Domestic Violence Service was contacted and offered the opportunity to participate in the consultation but declined that offer. An effort was made to contact the Near North Tenant Advice and Advocacy Service and the Parents and Citizens Associations of both the Bribie Island State School and the Bribie Island State High School to engage them in the consultation process but, to date, no response has been received from these groups.

6.1.8 Synopsis of Key Community Advisers

A number of issues were raised as a result of the consultation with key community advisers.

- There is considerable interest and support for the proposal amongst residents and businesses of the local community.

- The local community is a mixture of social characteristics and income levels but the area is not discernibly different from surrounding communities or the rest of the State in general.
- Unemployment in the local community is higher than the rest of the State.
- There is an identified lack of local services and infrastructure in the LCA. There is a need for a licensed venue in the area and the proposal offers a family-oriented variety in entertainment facilities.
- Suggestions for better management of licensed venues include:
 - Stronger enforcement of liquor legislation, particularly in regard to the issue of under-age drinking;
 - Employment of quality security staff; and
 - Use of high-quality closed-circuit television to provide coverage within the venue and the surrounding areas to deter anti-social behaviour and help identify offenders.

The proposal provides a service to the local community that cannot currently be met without undertaking a trip outside the community along the region's major road network and the associated concern with drink-driving. The venue will provide the same service but at a convenience level that encourages walking to the venue.

There is potential for the venue to generate local employment opportunities in an area where the rate of unemployment is a little higher (refer to Section 7.3).

6.2 COMMUNITY CONSULTATION – BUSINESSES/RESIDENCES WITHIN 200 METRES

6.2.1 Businesses within 200 metres

The hotel is to be located in an area of Sandstone Point that is relatively isolated from other land uses and there are no existing businesses within 200 metres of the proposed site. This being the case, no community consultation of surrounding businesses was possible.

6.2.2 Residences within 200 metres

As the hotel is proposed on such a large allotment there are 171 residences within 200 metres. Of these 55 responded to the survey, giving it a response rate of 32%, the comments in which are summarised as:

Question 1

Do you think the proposal will result in any benefits/disadvantages to you personally or your family?

Response⁶	Frequency
Neither	21
Don't know	2
Benefit	
– more entertainment/dining options	4
– closer venue	10
– a good place to go	3
– increased property values	5
– will reduce drink-driving	1
– will bring more people to the area	1
– employment	1
– improved site management/no fire risk/noise nuisance from bats	2
Disadvantage	
– noise from venue	7
– increased traffic - if traffic using residential street for access	7
– hotel not needed	1
– opposed to the developer for what has been done to owners	1
– worried about light nuisance if same as at Eatons Hill	1
– development to tall - out of character with area	1
– bring the wrong social crowd to the area	1

⁶ Respondents often gave multiple answers or qualified their original response.

Question 2 & 3.

Do you think the proposed hotel will bring any benefits/disadvantages to the local community?

Response ⁷	Frequency
Neither	12
Not sure	6
Benefits	
– Bring more business and money to area	3
– Increased property values	2
– Bring more people to the area	1
– Alternative venue - no options in the area	7
– Employment	7
– Good for the area	6
– Unspecified	2
Disadvantages	
– People won't want it - prefer existing outlook	4
– Encourage drink driving	1
– Plenty of venues already, don't need more competition	4
– Increased noise/traffic	6
– Public misbehaviour from drunks	1

Question 4

What concerns (if any) do you have about the impact of the proposal on the local community?

Response ⁸	Frequency
'Hoons' and the wrong people coming to the local area	6
General impression of living near a hotel	1
Patron behaviour	7
Noise	9
Traffic	9
Drink driving	1
Public safety	1
Disturbance of peace	2
Loss of wildlife and/or views	1
Litter	1
No concerns	29

Question 5

If approved, do you think the proposed hotel will change the local community in any way?

Response ⁹	Frequency
No	28
Not sure	3
Positive change	13
– will have socialising venue	
– make it busier	
– more jobs	
– area needs something	
– more variety/competition	
Negative change	12
– adverse impact on existing venues	
– law and order	
– increase drink driving	
– will lose community individuality	
– loss of greenbelt and wildlife	
– increased noise/loss of quiet	
– lower the standard of the area	

⁷ Respondents often gave multiple answers or qualified their original response.

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⁹ Respondents often gave multiple answers or qualified their original response.

6.2.3 *Synopsis of Survey Consultation*

- 26% of responses stated that the proposal would be disadvantageous to them, 39% indicated a benefit to them and 30% identified neither benefit nor disadvantage. The main response is identified as having a venue nearby.
- 45% of responses indicate the proposal will be beneficial to the local community. 26% of responses suggest the local community would be disadvantaged by the proposal. 19% of responses identified neither benefits nor disadvantages.
- A number of different concerns are raised by residents with noise, traffic and patron behaviour being the most common. 43% of respondents had no concerns whatsoever.
- 73% of respondents indicated that the proposal would not change the local community or would have a positive change. Only 21% indicated that the hotel would change the local community in a negative way.

In summary, the advantages are expected to outweigh the disadvantages, and a sizeable proportion of respondents expected to see no effect at all from the proposal. The principal advantage is identified as having a venue close to home, while potential noise and traffic issues from the venue were the most common concerns.

6.3 *SURVEY CONSULTATION IN THE LOCAL COMMUNITY AREA*

In this instance it was considered unnecessary to undertake a wider survey as described in the Guidelines. It is felt that all relevant views/issues would have already been raised in the detailed consultation carried out in the immediate area¹⁰.

On this basis it is our view that little value would be added to the assessment of the proposal by carrying out the additional survey work.

7. **POTENTIAL IMPACTS**

7.1 *OVERVIEW*

The Office's guidelines seek advice on positive and negative impacts on the local community as a whole and in particular on residents and businesses within 200 metres. This section addresses this by looking at the nature of the facility involved and the characteristics of the local community area and the immediate vicinity of the site and then assessing potential impacts.

7.2 *A LOW RISK PREMISES*

On the basis of the interviews with the Key Community Advisers and the issues raised and discussed previously, one of the areas of concern in relation to licensed premises is the quality of the management, particularly in relation to the responsible serving of alcohol. "The Substance Abuse and Mental Health Services Association Administration Centre for Substance Abuse Prevention" has developed formal criteria of what can be considered to be a "High Risk Outlet" – such outlets engage in one or more of the following activities: -

- ***Allowing aggressive sales practices (usually with the intent to intoxicate).***
- ***Selling to underage youth.***
- ***Selling to obviously intoxicated persons.***
- ***Ignoring drug trafficking on the premises.***
- ***Not providing proper lighting or failing to institute other basic crime prevention methods in known crime areas.***

¹⁰ Refer to Section 6.2.

- ***Violating licence restrictions regarding hours of operation.***
- ***Marketing beverages such as fortified wines.***
- ***Using promotions that encourage over-consumption – such as two drinks for the price of one.***
- ***Ignoring problematic patron behaviour.***
- ***Resisting working with police and neighbourhood groups to address complaints¹¹.***
- In response, the RAMP¹² commits the venue to: -
 - Employing only RSA-accredited personnel and on-going assessment of staff's obligation to RSA;
 - Employment of licensed crowd controllers and procedures for the safe operation of the venue and eviction of unruly or intoxicated patrons;
 - Provide non-alcoholic and low-alcohol drink alternatives and prices cheaper than full-strength alternatives;
 - Preventing rapid or excessive alcohol consumption;
 - Participation in the local liquor industry advisory group and cooperation with authorities and the community to ensure a safe community environment;
 - Offer assistance in obtaining taxi or alternative transport;
 - Provision of constant video surveillance of the premises and illumination of internal and external areas;
 - Providing an extensive food service during the hours of operation;
 - Restricting access to the venue for unsupervised minors;
 - Refusing service to disorderly or intoxicated patrons;
 - Recording all incidents involving unacceptable patron behaviour;
 - Measures to ensure that patrons leaving the premises do so in a quiet and orderly manner and give consideration to the surrounding neighbourhood; and
 - Compliance with the allowable trading hours and conditions of the Liquor Licence.

Given the above, it is not considered that the proposed venue is likely to fall into the 'high risk' category.

7.3 IMPACTS ON THE COMMUNITY

There are two areas of potential community impact. The first relates to impacts on people with special needs who may have occasion to visit the locality for various purposes. The Guidelines refer to these as 'sensitive facilities' and these are discussed in Section 5.

The second is whether the proposed licence could have an impact on the local community as a whole. This report is not the place to discuss whether, overall, additional liquor licences lead to greater liquor consumption and/or higher levels of alcohol-related problems. Rather, it is to assess whether there are circumstances in the local community area that make it more susceptible to health and social impacts than other localities. To do that, we have examined the approach to the matter taken by the Commercial and Consumer Tribunal and its predecessor, the Liquor Appeals Tribunal, in deciding on cases where health and social impacts have been an issue.

In assessing whether a proposal poses health and social impacts, the Tribunal has been concerned about a proposal when its locality displayed signs of being an at-risk community. Characteristics have included well below average socio-economic characteristics (income, unemployment, etc), evidence of high rates of alcohol and drug abuse, a site's proximity to sensitive facilities and geographical concerns, such as proximity to a park or other public place where criminal activity has been apparent.

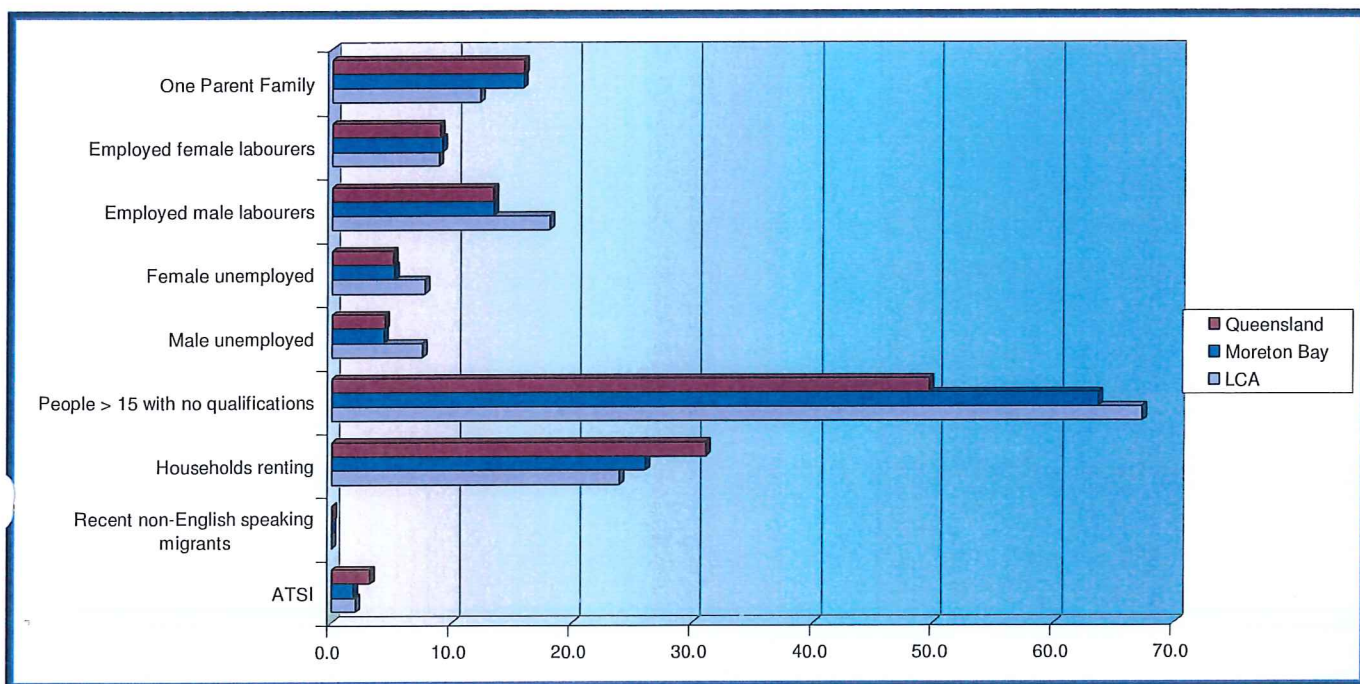
The following graph conducts the comparison suggested in Section 7 of the Guidelines in providing an overview of socio-economic characteristics from the 2011 Census for the LCA, Moreton Bay Regional

¹¹ SAMSHA (The Substance Abuse and Mental Health Services Administration Centre for Substance Abuse Prevention (2000), Preventing Problems Related to Alcohol Availability: Environmental Approaches; a Practitioners Guide, <http://ncadi.samhsa.gov/govpubs/PHD822/aap.aspx>

¹² A copy of the RAMP is included in Appendix 4.

Council and Queensland. Where the 2011 Census data is not yet available for any characteristic, the comparison relies on 2006 Census data.¹³

Figure 1 - Demographic Characteristics^(a)



(a) Source data is included in Appendix 6.

In relation to those matters the guideline considers to be significant determinants of 'community risk', the LCA exhibited the following characteristics:-

- Significantly higher numbers of people aged over 15 with no qualifications compared to Queensland but consistent with the Moreton Bay;
- Slightly higher numbers of male labourers;
- Slightly higher rates of male and female unemployment;
- Significantly lower numbers of households renting their home compared to Queensland; and
- Slightly fewer numbers of single parent families.

This analysis indicates that the LCA, which receives a score of 2, is not considered to be in the high-risk category. Therefore it is not considered the proposal will have significant negative impacts on the population of the LCA.

7.4 IMPACTS ON LOCAL AMENITY

7.4.1 On-Site Impacts

The proposed layout for the hotel orients the main activity areas directly towards Pumicestone Passage and away from the surrounding land uses. The nearest residences to the hotel building are located 250 metres away at the end of Spinnaker Drive on the northern side of Bribie Island Road. The nearest residences on the southern side of Bribie Island Road are 500 metres away from the hotel building and are shielded from the activity area of the hotel by the building itself, the proposed motel and some intervening vegetation on the site.

On this basis it is not considered on-site activities will have any significant adverse impacts on the surrounding area.

¹³ Refer to Appendix 5 for details of which characteristic is affected in this way.

7.4.2 Off-Site Impacts

Off-site impacts are primarily concerned with the noise and unruly behaviour of patrons as they enter and leave the site. In terms of the proposal this issue needs to be considered cognisant of:-

- The nature of the venue – as established in section 7.1 the proposal is (not) considered to represent a 'high-risk outlet';
- The relative isolation of the venue is not likely to encourage bar-hopping or pub-crawling, as the nearest venue is over a kilometre away on the opposite side of Pumicestone Passage; and
- Vehicle access is to either Bestmann Road East or Bribie Island Road with no direct vehicle connections between the proposed car park and surrounding residential streets.
- The facility includes a substantial residential component and it would be in the best interests of the operators to ensure that patron behaviour does not disturb paying guests who are staying on the site, further reducing the likelihood of patrons being in a state to cause off-site impacts.

In these circumstances, it is considered that the proposal will not have an adverse impact on the surrounding area.

7.5 PARKING AND TRAFFIC IMPACTS

The proposal includes the provision of 330 on-site car parks.

The proposal has access only to Bribie Island Road and Bestmann Road East, main thoroughfares in the area. The impact of traffic on the surrounding road network is assessed during the development assessment process by Moreton Bay Regional Council. Conditions of development approval will be applied to mitigate any potential impacts from traffic or parking associated with the proposed use.

Given the above, the proposal is not expected to impact adversely on either parking or traffic in the area.

7.6 SENSITIVE USES VULNERABLE GROUPS

As discussed in Section 5, there are no potentially sensitive uses in the immediate vicinity of the site. As a result of the consultation with key community advisers, none of the agencies identified any minority group as being particularly at risk.

The nearest existing residences are located 250 metres away at the end of Spinnaker Drive on the northern side of Bribie Island Road. The likely impacts on the amenity of nearby residences are discussed in Section 7.4. In this instance, the provisions of the RAMP, as detailed Section 7.2, indicate that the venue is (not) in the high-risk category in terms of irresponsible service of alcohol and adequate measures are in place to reduce the risk of alcohol consumption leading to disturbance in the wider community.

7.7 IMPACT OF TRADING HOURS

Approval is sought to allow trading on the premises from 10:00am to 12midnight. These hours are not expected to result in any significant impact on the surrounding community.

7.8 CULTURAL, RECREATIONAL, EMPLOYMENT AND TOURISM BENEFITS

The proposal is likely to have a significant recreational impact in the area given that the LCA currently has no venue or social community hub. The proposal will provide local residents with access to a balanced venue and the opportunity to socialise within their local community rather than having to travel outside their local area to access these services and social opportunities.

The proposal will result in the creation of up to 150 full or part-time employment opportunities across the entire range of services offered at the hotel.

According to the 2011 Census, 3.7% of the total population of the LCA were overnight visitors to the area. This compares to 3.4% for Moreton Bay and 8.6% for Queensland¹⁴. These figures indicate that tourism does not currently have a significant role in the local economy. As the proposed facility includes a motel for overnight visitors, it has the potential to increase the role of tourism in the local community. The hotel is expected to provide a recreational benefit primarily for local residents and workers as well as potential visitors to the motel.

7.9 CHARACTER OR IDENTITY OF THE LOCAL COMMUNITY

Examples in the guideline of a situation in which a licence could potentially affect the identity or character of a local community are Mt Tamborine and Montville, where there is a unique character developed over time that could be eroded by the infiltration or proliferation of certain types of venues. Another example may be where a new outlet is to be introduced into a community displaying socio-economic disadvantage that does not currently have such an outlet. In that case, there may be a perceived risk that an increase in accessibility could lead to an increase in alcoholism and therefore a change to the community.

The LCA is a discreet urbanising community that is isolated from other urban areas on the mainland by large tracts of undeveloped, rural, industrial or rural residential land. It is isolated from other residential communities and has little in the way of facilities that provide a social meeting point for residents, a deficiency identified during the community consultation process. The style and type of the proposed venue is sympathetic to the modern nature of the Sandstone Point area and will address the identified deficiency, providing residents with access to a level of service not currently available. Given these circumstances, the proposal is expected to provide an enhancement of the socialising opportunities and modern character of the local area.

8. SUMMARY AND CONCLUSIONS

The following is a summary of the main issues raised in this report:

- The proposal is for a Commercial Hotel Licence for a new hotel that would permit trading from 10:00am to 12 midnight, Monday to Sunday.
- The surrounding area is a mixture of well-developed and undeveloped land, with the proposal to be located adjacent to the main thoroughfare (Bribie Island Road).
- The proposal requires approval under the former Caboolture Shire Council planning scheme and an application is currently under assessment.
- The proposal complies with Sections 59(1) and 61(1) of the Liquor Act in terms of requirements for a Commercial Hotel Licence.
- On the basis of the above and for the purpose of this report the local community area (LCA) is defined as the Sandstone Point, Godwin Beach and Ningi suburbs.
- Population growth in the area is expected to increase at significant rates in coming years.
- There are no other licensed premises existing in the LCA. The proposal does not represent either detrimental infiltration or concentration of licensed premises in the LCA subject to enforcement of responsible service of alcohol criteria.
- There are no existing potentially sensitive facilities within 200 metres of the subject site.
- The result of the community consultation carried out reveals that the proposal provides a service to the local community that cannot currently be met without undertaking a trip outside the community along the region's major road network and the associated concern with drink-driving. There is

¹⁴ Refer to Appendix 5.

potential for the venue to generate local employment opportunities in the area. Local residents generally expect the advantages to outweigh the disadvantages, and a sizeable proportion of respondents expected to see no effect at all from the proposal.

- The venue is (not) considered to be a 'high-risk' venue given the draft RAMP that targets the potentially negative impacts associated with venue operations.
- The LCA is not identified as being in a high-risk category.
- Subject to the satisfactory compliance with conditions of approval dealing with noise issues, the proposal is not expected to result in any additional impacts on the amenity of the area.
- Ample on-site parking and convenient access to the road network suggest that parking and traffic in the area will not be adversely affected by the proposal.
- The proposal will primarily serve the local residents, workers or visitors to the area but is not expected to have any impact on the character or identity of the LCA.

Overall it is considered that the venue will provide a social meeting point for the local community and is in the public interest.



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