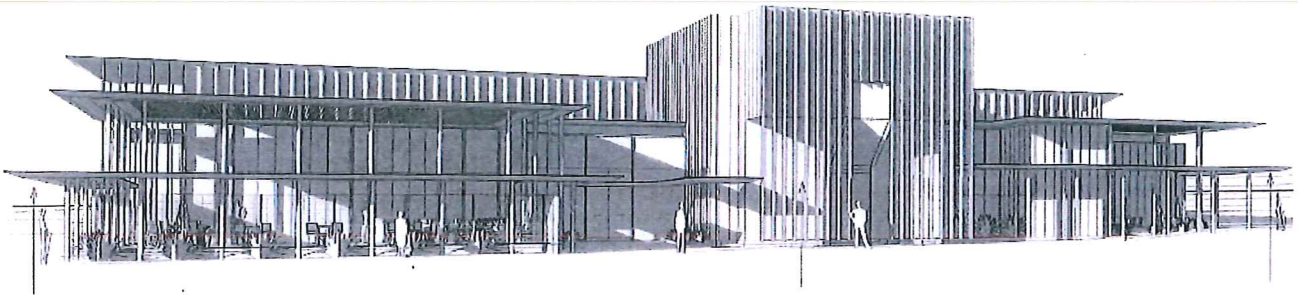


Community Impact Statement – Yarrabilba Hotel

Prepared in accordance with Office of Liquor and Gaming Regulation
requirements under the *Gaming Act 1992*.



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1. Overview

This is a demonstrated Community Impact Statement (CIS) that has been prepared by ClarkeKann Lawyers on behalf of Wellercorp Hotel Yarrabilba Pty Ltd. The CIS relates to the Yarrabilba Hotel application for a gaming machine licence.

The CIS and analysis contains information derived from several sources including the Australian Bureau of Statistics (ABS) and publications by the Logan Regional Council. Supporting reference maps and Planning Information have been extracted from multiple sources including the Yarrabilba Land Use Structure Plan.

The focus of compiling this CIS is to analyse the social, health and economic impact a gaming machine licence would have on the local community at Yarrabilba, should such licence be granted to the Yarrabilba Hotel. The analysis recognises that there is a current and growing community need for access to increased social amenities including gaming.

It is noted that the population and community of Yarrabilba is currently undergoing significant and sustained growth which will continue over the coming decades as development of the area expands. Key strategic growth strategies for this area have been formulated by the Urban Land Development Authority and the Logan City Council in conjunction with Lend Lease, with the intent to create a self-contained town and community whilst stimulating economic prosperity through significant urban development and catering for increased residential and commercial populations.

Significant emphasis will be focused on analysing the Yarrabilba Hotel premises, Yarrabilba as a locality, the Local Community Area and its immediate adjoining areas and the impacts the application will have on these communities. This analysis will be used to evidence an accurate comparison of their characteristics and the possible impacts a gaming licence grant may have on the Yarrabilba Community. The positioning of gaming services that are licensed within these established suburbs will also be identified to create precedence for approving a gaming machine licence for the Yarrabilba Hotel.

Key Summary of Report

- Yarrabilba's permanent residential population is expected at approximately 50,000 once development has been completed.
- Yarrabilba's permanent residential population is sustaining a high rate of growth.
- The approximate catchment for the Yarrabilba Hotel will consistently increase adjacent to the development of Yarrabilba.
- The Yarrabilba Hotel site is located at the entrance to the development site and within the village centre.
- The Yarrabilba Hotel will operate as a commercial hotel, also offering restaurant, bistro and takeaway liquor service.
- There are presently no other gaming services within Yarrabilba.
- The closest surrounding gaming services are located in Logan Village and Jimboomba which is spatially distanced from Yarrabilba.
- Yarrabilba is designed to operate as a self-sufficient and full service town centre offering services and amenities necessary for regional town planning and sustainability.
- Residential and commercial growth are promoted by the proposed Mt Lindesay/Beaudesert Strategic Transport Network.

areas and greater Brisbane can be found in section 2.7. Section 2.8 of this CIS then compares these demographic profiles.

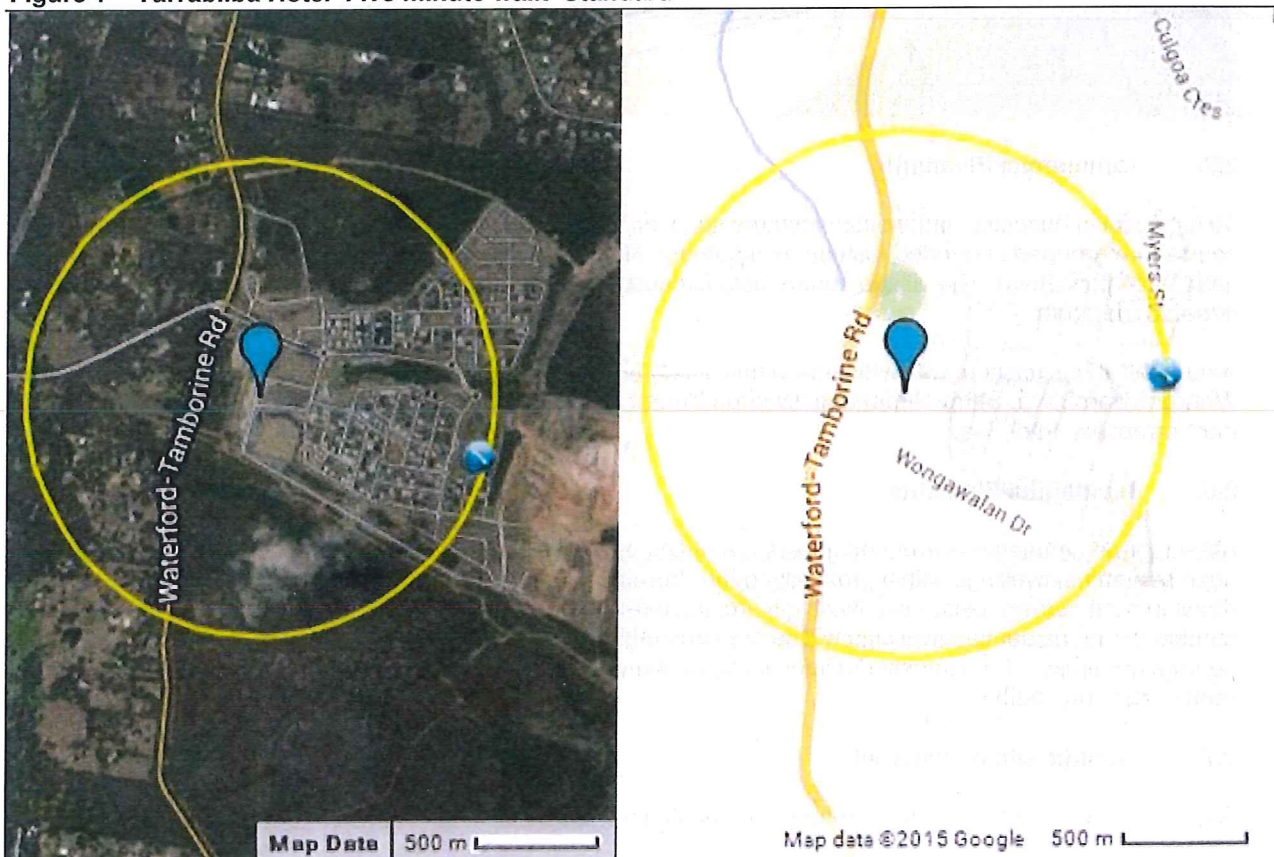
2.4 Gaming Sensitive Sites

The extent of the LCA has been considered across a number of matters, including the 'five minute walk' standard. This is a common measuring standard amongst the planning industry and is best described as the longest average walking time an individual is willing to walk before opting to drive to a location. A typical radius of between 500m and 1000m is often used to represent the 'five minute walk'. Due to the nature of the application, we have opted to use the maximum 1km radius (refer to **Figure 1** over the page) to represent the physical proximity to the licensed premises, as well as an effective separation distance in terms of mitigating potential impacts which may possibly have an impact on the local community.

The following sites must be identified:

- gambling help service providers;
- Emergency relief providers;
- Pawn brokers or credit providers;
- Shopping centres;
- Schools;
- Child care centres; and
- Other venues of community congregation.

Figure 1 – Yarrabilba Hotel 'Five minute walk' Standard



Located directly south of the Yarrabilba Hotel Site is a sports oval which are utilised by local sporting clubs including the Logan Village Falcons and Mustangs Brothers junior sporting teams on weekends. This sports oval can be considered a venue of community congregation on weekends for sporting purposes.

There are no other existing sensitive sites that fall within the radius of 1km from the Yarrabilba Hotel Site, however **Figure 2** (over the page) identifies that as development progresses in Yarrabilba there will be commercial and retail stores and a local Coles supermarket within this 1km radius. Additionally, a primary

LCA	Logan Village (SA2)	Jimboomba (SA2)	Greater Brisbane (GCCSA)
Population	5,851	19,707	2,065,996
% aged 18 years and over	4,437 or 75.8%	13,345 or 67.7%	1,567,603 or 75.9%
Median Age	39	34	35
Population growth (2011 – 2016)	7.6%	8.2%	Approximately 10%
Age and sex distributions	3,000 M & 2,851 F	9,962 M & 9,745 F	1,019,555 M & 1,046,441 F
Average level of education	Year 12 High School or Trade	Year 12 High School or Trade	Year 12 High School
Occupations	Trade and technical	Trade and technical	Health care and social assist
Income Medians			
• Personal	\$610.00 per week	\$626.00 per week	\$633.00 per week
• Family	\$1,571.00 per week	\$1,581.00 per week	\$1,615.00 per week
Employed (aged 15 & over)	2,990	9,557	527,589
Unemployed (aged 15 & over)	160	558	62,863
Not in the Labour Force (aged 15 & over)	1,481	4,296	196,810
SEIFA Index of Disadvantage	Rank 337/512 in Queensland	Rank 322/512 in Queensland	Not applicable
Housing			
• Outright	28.6%	20.2%	27.3%
• Mortgage	56.1%	63.4%	36.8%
• Rented	13.1%	13.9%	33%
• Other	2.3%	2.5%	0.8%

2.8 Demographic parameters of the LCA

Table B below provides data of direct relevance to an application for a gaming licence.

Table B – Relevant Demographics to Gaming

LCA	Logan Village (SA2)	Jimboomba (SA2)	Greater Brisbane (GCCSA)
Aged 15 years and over, with no qualifications or not stated	3,447 or 58%	6,924 or 35.1%	1,141,027 or 55%
Aboriginal & Torres Strait Islander people	126 or 2.1%	457 or 2.3%	41,904 or 2%
Households Renting	13.1%	13.9%	33%
One-parent families with dependent offspring	192 or 11.9%	662 or 12.1%	88,260 or 16.1%
Males (in labour force) unemployed	87 or 1.5%	279 or 1.4%	33,173 or 1.6%

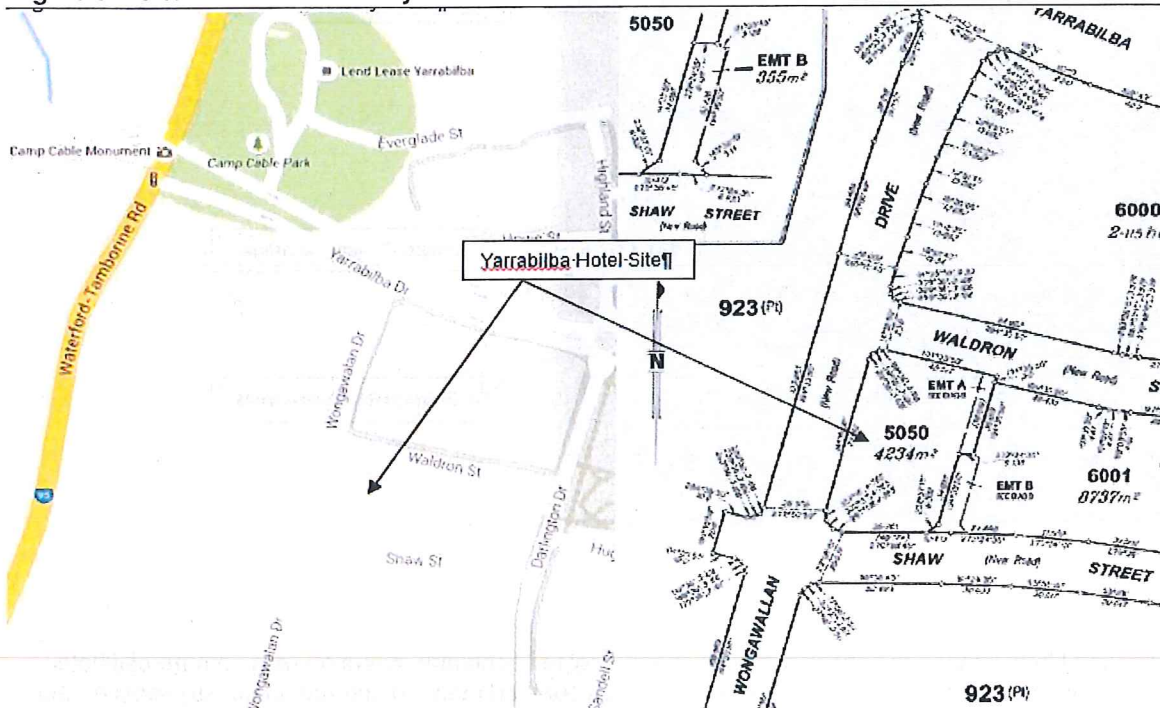
3. Site Profile

3.1 Location

The Yarrabilba Hotel is located in the village centre, which has been planned by Lend Lease and is being constructed as part of the first neighbourhood development of the Yarrabilba site. The site on which the Yarrabilba Hotel will be located is on the corner of Wongawallan Drive and Shaw Street, Yarrabilba (refer **Figure 3**). The real property description of the site is Lot 5050 on SP271600 (refer **Figure 3**) and comprises an area of approximately 4,234m².

The site is located within the local government boundaries of the Logan City Council. The site is located on the eastern side of Wongawallan Drive in the Lend Lease planned village centre for Yarrabilba.

Figure 3 – Site Location & Survey Plan



As is typical of regional centres in surrounding suburbs, the commercial/ shopping precincts (village centre) are grouped in gridded fashion along or just off the main street (Yarrabilba Drive, Wongawallan Drive and Darlington Drive). The village centre also extends to a lesser extent along Highland Street and Everglade Street to the north.

Yarrabilba's main residential areas have begun developing to the east of the village centre. All residential development to date has occurred to the eastern side of Darlington Drive. The continued growth in current and new residential communities within Yarrabilba will extend further east from Yarrabilba Drive. The current extent of residential development within the Yarrabilba community is shown in context in the satellite photo in **Figure 4** (over the page).

4. Consultation

Evidence must be submitted with a CIS to give an indication of the community toward the application (rather than gambling in general) and an indication of the prevalence of problem gambling in the community.

Consultation was sought from the Gambling Help Service branch of Relationships Australia by way of telephone and email survey. They have advised that a response will be provided in due course. The applicant will forward a copy of this response to the Office of Liquor and Gaming Regulation in due course.

Consultation was sought from YFS Ltd by way of telephone and email survey. They have advised that a response will be provided in due course. The applicant will forward a copy of this response to the Office of Liquor and Gaming Regulation in due course.

Consultation was sought from Councillor Don Petersen, the local member for the Yarrabilba area in the Logan City Council by way of telephone and email survey. To date no response has been received.

Due to the greenfield nature of the retail and business site local business consultation was undertaken with the site developer Lend Lease. They have advised that a response will be provided in due course. The applicant will forward a copy of this response to the Office of Liquor and Gaming Regulation in due course.

rent within the LCA. This needs to be recognised also as the majority of home owners within the LCA have mortgages over their property and their discretionary income is often affected by such financial arrangement.

5.2 Gaming Sensitive Sites in the LCA

The gaming sensitive area and future sensitive sites were determined in section 2.4 of this CIS. The impact the Yarrabilba Hotel Site will have on the local sports oval, which is presently only used by junior clubs on weekends will be nominal.

5.3 Accessibility of Gaming Machines and Gaming Machine sites in the LCA

There are presently no other licensed premises or general licensees within the Yarrabilba development. It is acknowledged that as development of the Yarrabilba community continues, there is a likelihood that other licensed premises and bottle shops will open and operate in the Yarrabilba site.

In conjunction with these licensed premises and bottle shops, the Yarrabilba Hotel will provide the Yarrabilba community liquor and related services but for the foreseeable future will be the only premises which holds a gaming licence and operates gaming machine services.

Local amenities are currently provided by certain licensed premises holding gaming licences in surrounding suburbs and areas. The Office of Liquor and Gaming Regulation have recognised the community requirements for access to such services and gaming amenities by providing gaming machine licences to operators in the Logan Village (SA2) and Jimboomba (SA2) LCA and as of May 2015 there are 3 licenses to operate gaming machines in the areas. Please see **Table D**.

Table D – Premises with Approved EGM's

Local Community Area	Name of Premises	Number of Machines
Logan Village SA2	Logan Village Hotel	40
Jimboomba SA2	Jimboomba Country Tavern	35
	The Veresdale Hotel	9
Total number of Machines in LCA		84
Total number of Sites in LCA		3
Machine density (per 10,000 adults)		Approximately 47 machines per 10,000 adults
Site density		Approximately 1.9 sites per 10,000 adults

Upon consideration of the calculations in **Table D**, it is foreseeable that the Yarrabilba Hotel application will offer similar machine density to the Yarrabilba community.

5.4 Accessibility to Site

Wongawallan Drive is connected to Yarrabilba Drive. Yarrabilba Drive presently provides the only access to the Yarrabilba community and is connected to Waterford-Tamborine Road. Access to the Yarrabilba Hotel will only be available to persons who enter the village centre by proceeding down Yarrabilba Drive off Waterford-Tamborine Road. The limited points of access to the Yarrabilba Hotel decrease the influence and effect the premises will have on persons travelling along Waterford-Tamborine Road past Yarrabilba but promotes the Yarrabilba Hotel's serviceability to the Yarrabilba development area. The Yarrabilba Hotel will service the Yarrabilba locality generally, as it is anticipated that the village centre will not feature heavy commute traffic from persons living in the surrounding suburbs and passer-by's.

5.5 Expenditure on Gaming Machines in LCA

Figure 4 (over the page) shows the average expenditure per adult in Queensland on gaming machines per year from 2009 to 2013.

centrally positioned in what will be the first village centre and will be surrounded by the traditional businesses and stores which can be found in most regional town centres.

In this regard, the Yarrabilba Hotel is compatible with the planned design and layout of Yarrabilba's master plan communities, as evidenced in **Figure 2** above.

5.7 Synergy with neighbouring businesses, residences and community facilities

The Yarrabilba Hotel's operations will include a restaurant and bistro in addition to operating bars and gaming machines. The restaurant and bistro will add positively to the amenities of the village centre by offering individuals who frequent the village centre an additional dining option in addition to the principal activity of the hotel service. Late night trading venues are considered by many as a benefit to residents and surrounding businesses (particularly those in the hospital industry) generally as they provide a safe and secure local venue for controlling entertainment amenities. The Yarrabilba Hotel Site is well located in the heart of the proposed village centre, and will add to the range of entertainment options available to the community in general.

Proposed benefits also include the additional social and lifestyle choices available to the community and the local placement of such entertainment. There are also positive aspects relating to safety whereby it is perceived that young people are safer in a licensed venue rather than being on the streets,

It is anticipated that the issues for local businesses as a result of the Yarrabilba Hotel will be restricted to anti-social behaviour (eg. litter, vandalism, noise, public drunkenness) rather than any direct impacts on their amenity. These issues are most likely to be caused by the Yarrabilba Hotel Site's operation as a licensed premises selling liquor to patrons. Yarrabilba Hotel is licensed to sell liquor from 10am to 3am Monday to Sunday, so any amenity impacts will most probably occur at night when surrounding businesses are shut. It is anticipated that the Yarrabilba Hotel will only trade beyond midnight on weekends when required by the demand for service.

The potential for behaviour which would take away from the amenity of the village centre already exists and will be caused by the sale of liquor. The risk and frequency of such behaviour will likely correlate with the time of day and weekends, as patronage will be at its heaviest at these times.

Neighbouring businesses are unlikely to be directly affected by an approval for gaming machine licences on the Yarrabilba Hotel Site but rather anti-social impacts associated with alcohol and its consumption.

The negative impacts for residents located near hotels (regardless of gaming licenses) typically relate to noise and other amenities including litter, vandalism, damage resultant from drunken behaviour and intoxication.

A noise assessment report which was included in the ULDA approval has ensured that acoustic impacts from the Yarrabilba Hotel Site can be managed to avoid negative impacts at the nearest residential dwellings. The residential community is removed (in terms of physical distance) from the Yarrabilba Hotel Site and the separation diminishes the negative impacts the Yarrabilba Hotel Site can have on neighbouring residents.

As identified in section 2.6 of this CIS, the residential homes are to be located within the close vicinity of the village centre and the Yarrabilba Hotel Site. Continued development in Yarrabilba identifies that the future residential dwellings will be progressively built further east and south. Undoubtedly some patrons will walk home through the residential development areas which could potentially give rise to incidences of anti-social behaviour taking place although the chance of likely incidents is considered low.

It is therefore submitted that potential impacts on the neighbouring businesses, residents and community are minimal and limited.

5.8 Lifestyle, Recreational and Other Social Impacts

Beyond the scope of concerns usually associated with commercial hotels, in terms of lifestyle, recreation and culture commercial hotel venues are considered as a benefit to residents and the hospitality industry in general. Regional town centres traditionally have hotel venues which cater primarily for the amenity of their local community and offer them the entertainment services expected. The location of the Yarrabilba Hotel Site within the recognised business centre of the Yarrabilba master plan shows the positive impact the venue will offer to the community, particularly on weekends when the business centres are most active.

6. Economic Impacts

6.1 Site employment

The applicant anticipates that there will be approximately 30 full time staff employed at any given time. This is expressed as a full time equivalent meaning that the total number of employees may exceed this number.

An additional 3 to 4 employees will need to be hired who have the relevant authorities and licences to dealing with the Gaming functions of the venue.

Staff employment is anticipated to include:

- venue manager;
- administration assistant;
- bar staff;
- restaurant and bistro staff;
- kitchen staff;
- gaming staff;
- bottle shop staff; and
- security staff.

Employees will also be sourced from the local community, due to the regional location of the premises. It is anticipated that the staff will consist of various ages, sex, and backgrounds as some staff will be retained on a full time basis whilst others will only be required for part time work.

6.2 Impact on Local Businesses

Due to the current nature of the site, the applicant is unable to anticipate the impact a gaming machine approval would have on possible business closures or openings.

As there are currently very limited jobs within the LCA and Yarrabilba the impact on local employment will be positive as the employment opportunities at Yarrabilba Hotel come to fruition, which will encourage stimulation and further growth within the business and industry areas of Yarrabilba.

6.3 Gaming Revenue

Projected Revenues for the Yarrabilba Hotel once operational can be found in **Table D** below.

Table D – Projected 12 month Revenue Yarrabilba Hotel

Area	Projected Gross Profit	% of Overall Gross Profit
Bar	\$1,735,395.00	30.14%
Bottleshop	\$808,502.00	14.04%
Food	\$1,170,295	20.32%
Gaming	\$1,736,191.00	30.18%
Other	\$307,916.00	5.32%
TOTAL GROSS PROFIT	\$5,758,299.00	100.00%
LESS TOTAL EXPENSES	\$3,229,555.00	
NET PROFIT	\$2,528,744.00	

For the purpose of this analysis HLB Mann Judd completed an operational feasibility report, in which only sites with a similar offering and size were included as industry benchmarks, allowing for an accurate "like for like" calculation of the anticipated profits, expenses and budgeting requirements to operate the Yarrabilba Hotel.

7. Net impact

In conclusion, it is important to emphasise that the application does not seek approval for an additional licence to the Logan Village (SA2) and Jimboomba (SA2) LCA's. Instead, it seeks approval for a gaming machine licence for a provisionally licensed venue within the priority development area of Yarrabilba.

For the majority of patrons to licensed venues, gaming is undertaken in a responsible way that does not result in health problems or negative social behaviour, as patrons who partake are predominantly aware of the associated economic, social and health risks and opportunities of gambling. Furthermore, venues which hold gaming licenses have a legal obligation to provide a safe environment for staff, patrons and the local areas surrounding the venue. Venues are also required to advise patrons of all risks involved in gaming and this should be the basis by which the economic and social implications of the application are considered.

- The gaming machine licence application is for 45 gaming machines.
- The demographic data for the LCA's does not indicate the area is a high risk community.
- The proposal seeks to allow for gaming machines. There is a link between "problem gaming" and social and health risks, however there are venues in neighbouring areas which provide similar services as communities are entitled to seek such entertainment amenities. This proposal relates to the growing Yarrabilba community, and seeks to provide gaming services to them.
- Given the location and type of venue the applicant intends to operate in Yarrabilba, there is no clustering of similar-type licences or operations, so no cumulative social impacts are foreseen to be an issue.
- The Yarrabilba Hotel Site is located in the village centre and residential dwellings are located to the east of the village centre.
- The Yarrabilba Hotel will offer a point of difference in the village centre by providing the only licensed entertainment venues within the Yarrabilba master planned community to date.
- Yarrabilba Hotel will provide for additional job opportunities in the LCA and have positive implications for the broader economy in terms of an increase in business and turnover.
- The addition of a venue that provides gaming services and entertainment in conjunction with hotel operations is considered a benefit to some residents and the hospitality industry in the region generally.
- The proposed application and venue will be unlikely to impact on the identity of the character of the LCA but will positively impact the growing identity of Yarrabilba as its own regional economic and social hub.

It is submitted that a balanced assessment of the positive and negative impacts of this application leads to the conclusion that the results will be more positive and less negative or neutral. There will be both positive and negative impacts in some respects, but in recognising the negative impacts throughout this CIS, they are not considered to be at a level which would be unreasonable or at a scale where community harm would likely occur.

Overall, it is submitted, that the social impact of the application will not be detrimental to the LCA and the grant of a gaming machine licence will not involve unreasonable risk or detriment to any particular element of the community. It is further submitted that the granting of a gaming machine licence will assist the Yarrabilba community, as it continues its development and creates its own identity within the region.