

Community Impact Assessment Form

Premises/Proposed Premises Name

Glanville Hall Par 3 Golf course

Physical Address of Premises/Proposed Premises

1 Wald Avenue, Semaphore South, SA 5019

Part 3 – Nature of the Business Description of the nature of the business conducted or to be conducted under the licence.

3.1 Describe the 'locality' of your business/proposed business. Provide an explanation as to why this locality has been selected and from where you expect to draw customers.

Opened in 1968, Glanville Par 3 Golf Course is tucked away off from Military Road on the single-lane Wald Avenue, surrounded by local residential area of Semaphore. Accompanied by the historical Glanville Hall's iconic tower and gardens, the surroundings are picturesque. Belgravia Health & Leisure Group Pty Ltd ("Belgravia") has signed a management agreement to operate the premises on behalf of the lessor, Port Adelaide Enfield Council.

Belgravia through Hospitality WA Pty Ltd is wanting to manage the sale of liquor from the Licensed Premises. There is no partitioning of the Licensed Premises in any way. The structure of Hospitality WA Pty Ltd is that there one individual shareholder who is also the sole director.

The Venue is a Golf Course kiosk within the Pro-shop, featuring a single level of the main building centrally located within the entry to the site. Bordered by a carpark and adjacent to the historical Glanville Hall and gardens. The kiosk is overlooking the golf course. The kiosk is the only place where we will look to be selling alcohol. The Venue currently operates 7 days per week through sporting activities and scheduled council programs. School holidays programs will be offered with regular community groups using the facility for fundraising events. Alcohol would be served from 9am – 5.30pm non daylight saving times and 9am- 7pm during daylight savings from the kiosk within the Pro-shop.

The local suburbs within the 2km radius are as follow:

- Ethelton
- West Lakes Shore
- West Lakes
- Semaphore
- Semaphore Park
- Semaphore South
- New Port
- Port Adelaide
- Exeter
- Birkenhead
- Glanville
- Largs Bay
- Peterhead

The main objective of the Golf course, is to ensure the community have an inviting sporting facility to enjoy at their leisure offering a variety of promotions, events, hospitality options and social activities on a daily basis. The serving of alcohol will not be the primary focus. The facility has been utilised by the general public and strong membership base from within the local community, we will look to engage both local and the wider community to increase participation. We are perfectly located for tourists staying at the two caravan parks on the Semaphore foreshore. Being an established facility, we are looking to engage and grow attendance from the wider community of all ages promoting leisure activities.

3.2 Provide a detailed description of the proposed business, including a description of your products, facilities and services in terms of key features and potential customers. Include information about the liquor services/additional liquor services you will be providing (e.g. bar) and the range/additional range of liquor you intend to sell/supply.

The main objective of the Golf course, is to ensure the community have an inviting sporting facility to enjoy at their leisure offering a variety of promotions, events, hospitality options and social activities on a daily basis. The serving of alcohol will not be the primary focus.

The Pro Shop provides an array of brand golf clubs, golf sets, balls, and accessories whilst our kiosk has a selection of hot food, cold drinks and hot coffee to enjoy which is where we would look to serve alcohol. Patrons can sit inside or under the veranda to enjoy a barista made coffee, beer or soft-drink.

There is no anticipated opening or operation of the facility to continue past 7pm. All waste is removed from the venue and stored in Council bins prior to close. Often the facility is asked about the sale of alcohol and the ability to consume alcohol on the course (for group bookings e.g. Christmas celebrations, small gatherings) but unfortunately the facility has been required to decline supplying alcohol for these events and allow groups/individuals to supply their own. This greatly reduces the facility/staff's ability to control what is being consumed and the level of consumption and adds an increased level of risk without control.

To assist in the control of alcohol consumption we would like the licence be sourced for the whole course boundary allowing management and staff to not allow patrons to bring their own alcohol onto the course which currently occurs. This would also allow staff to control the consumption.

Only a limited amount of alcohol will be stored and refrigerated on the premises. Service of alcohol is far from the core business.

The internals of the venue are cleaned and free of rubbish prior to close and reinspected prior to opening the next day. Council clears the refuse weekly as part of the servicing of the precinct as a whole.

Alcohol service ceases at the closure of the facility.

Lighting - The facility is well lit from the carpark to entry and throughout the building. The majority of use is conducted during daylight hours.

Noise – There is no music played at high volume during operation with potentially a low volume radio for back ground noise by staff. Noise complaints, however unlikely would be received at the venue during operating hours. All complaints are forwarded to Port Adelaide Enfield Council as part of the Belgravia Leisure Customer Service Charter. Complaints and resolutions are contained in the monthly report sent to Council.

Security – The Venue is part of a larger Council property (“Glanville Hall Estate”). The Estate as a whole is patrolled periodically by security and the facility has contracted alarm monitoring security service. Transport services - The venue is on a bus route and taxis are readily available and can be called by staff.

3.3 Provide details, if applicable, of the type of food to be provided at your premises.

The kiosk has a selection of hot food including pies, pasties, sausage rolls, toasted sandwiches and chips. There is a selection of cold snacks including chips, chocolate bars and sandwiches. We have a comprehensive selection of cold drinks and hot coffee to enjoy which is where we would look to serve alcohol. Patrons can sit inside or under the veranda to enjoy a barista made coffee, beer or soft-drink.

3.4 Provide details, if applicable, of the type of entertainment to be provided at your premises.

There will no supplied entertainment, the facility is a golf course designed for the coming together and sporting enjoyment of the community.

3.5 Provide details, if applicable, of the type of accommodation to be provided at your premises.

There will be no accommodation at the facility.

3.6 Does the community support your proposed business? Provide evidence of consultation.

Yes, please see attached letter from Port Adelaide Enfield Council, Glanville Hall, Diana Quinn and Jillian Miller (both members of the golf course's Ladies Wednesday group). This support shows that we have consulted with Council, the local community and user groups of the facility.

Part 4 – Harm Description of the potential harm or health impacts that may be caused to people, or any group of people within the local community area, due to grant of this application.

4.1 Are there any ‘at-risk’ groups or sub-communities within the locality? If yes, please provide details and a statement addressing how the grant of this application will impact on those groups/sub-communities.

There are no ‘at-risk’ groups or sub-communities within the locality.

There are 11 schools around the 2 kilometre radius:

1. Le Fevre High School
2. Le Fevre Peninsula Primary School
3. Westport Primary School
4. West Lakes Shore School R-7
5. Westport Preschool
6. Westport Preschool Occasional Care
7. Le Fevre Kindergarten Inc
8. West Lakes Shore Kindergarten
9. Le Fevre Peninsula PS OSHC
10. Westport Primary School OSHC
11. West Lakes Shore PS OSHC/Vac

The above are not our target market and we do not intend to promote our liquor business to them. There's no known drugs and alcohol service within the 2 kilometre radius; the closest one is down at Stepney.

4.2 Are there any community buildings, facilities and areas within the locality? If yes, please list and provide addresses or a map of where these buildings/facilities/areas are located in relation to your premises/proposed premises. Please also provide a statement as to how the grant of this application may impact on persons using those buildings/facilities/areas.

Yes, a comprehensive list has been compiled below with distance from the facility outlining each business.

The Glanville Hall Par 3 Golf Course has a perimeter fence which prevents the general public from access without staff knowledge. Staff are trained to recognise minors and have all completed their RSA(Responsible Service of Alcohol) mandatory qualification in training for service of alcohol. In the instance that minors were at the course, it is expected they would be accompanied by an adult. If not, any requests for alcohol would not be met. The facility is set-up to engage patronage for the golfing community and is not a desirable location for minors loitering.

Surrounding the Glanville golf course you will find, to the:

North - Glanville historical hall- same grounds licenced function centre Port Adelaide Baseball club 1.4km John Hart Reserve 1.7km East Carlisle Tavern 1.6km Ethelton Train station 1.7km Good start early learning Semaphore south 700m Good start early learning Semaphore Park 1.6km

South - Semaphore Surf Lifesaving club 500m Beachway reserve 900m Point Malcolm Reserve 900m West Noonies on the beach kiosk 400m Public toilets 400m Playground 400m Semaphore south Foreshore caravan park 550m Discovery Parks – Adelaide Beachfront 700m

4.3 What policies and procedures will you implement to minimise any potential harm or health impacts to these 'at-risk' groups or sub-communities?

All staff are fully inducted into the organisation and the venue. The induction focuses on general and specific WH&S and legislative requirements. Staff training continues throughout the employment cycle both internally and with external professional support. Employees under the age of 23 are also issued with a Young Employees Staff Handbook. All staff employed in the bar area hold an RSA.

Staff follow a set of protocols with regards to any customers behaving poorly or appearing to be under the influence of substances. Staff report any incidents directly to the Manager who will intervene as necessary. Any customers that do not comply with staff requests can be asked to leave the venue immediately. Refusal to leave will result in the police being called.

A work instruction on how to deal with an intoxicated person which promotes the above is kept in the bar area supporting the RSA training. Only the Centre Manager or Duty Manager will deal with this scenario. The work instruction includes information on how to approach an intoxicated person including not calling the person a drunk, not shouting, approaching the patron in a calm manner, offer to provide water, soft drinks and food, offer to provide transport or a phone for patron to call friend to collect patron.

As this will not be operating as a bar for general use there will be no regular reoccurring attendees as you would find in a local bar or club. The kiosk area will only serve alcohol to Golf Course patrons as leisure activities are our primary purpose.

Part 5 – Social Impact and Amenity Description of the locality in which the premises/proposed premises is located to assess any social impact on the community.

5.1 Describe the locality in which the premises/proposed premises is located.

Opened in 1968, Glanville Par 3 Golf Course is tucked away off from Military Road on the single-lane Wald Avenue, surrounded by local residential area of Semaphore. Accompanied by the historical Glanville Hall's iconic tower and gardens, the surroundings are picturesque.

The Venue is a Golf Course kiosk within the Pro-shop, featuring a single level of the main building centrally located within the entry to the site. Bordered by a carpark and adjacent to the historical Glanville Hall and gardens. The kiosk is overlooking the gold course. The kiosk is the only place where we will look to be selling alcohol.

The Venue currently operates 7 days per week through sporting activities and scheduled council programs. School holidays programs will be offered with regular community groups using the facility for fundraising events. Alcohol would be served from 12pm- 7pm from the kiosk within the Pro-shop.

The main objective of the Golf course, is to ensure the community have an inviting sporting facility to enjoy at their leisure offering a variety of promotions, events, hospitality options and social activities on a daily basis. The serving of alcohol will not be the primary focus.

The facility is not in direct competition with any other close licensed premises, the serving of alcohol will be to golf course patrons. Surrounding licensed premises of the Glanville golf course you will find, to the:

North - Glanville historical hall- same grounds licenced function centre East Carlisle Tavern 1.6km
South Semaphore Surf Lifesaving club 500m West Semaphore beach

Relevant Council areas - Crime Statistics (offences by suburb),

<https://www.police.sa.gov.au/about-us/crime-statistics-map>

- Ethelton - Offences Against the Person - 1, Offence Against Property - 1
- Semaphore - Offences Against the Person - 3, Offence Against Property - 20
- Semaphore Park - Offences Against the Person - 5, Offence Against Property - 18
- Semaphore South - Offences Against the Person - 0, Offence Against Property - 5
- New Port - Offences Against the Person - 2, Offence Against Property –
- Port Adelaide - Offences Against the Person - 15, Offence Against Property - 43
- Exeter - Offences Against the Person - 0, Offence Against Property - 8
- Birkenhead - Offences Against the Person - 4, Offence Against Property - 3
- West Lakes Shore - Offences Against the Person - 0, Offence Against Property - 7
- West Lakes - Offences Against the Person - 4, Offence Against Property - 42
- Glanville - Offences Against the Person - 0, Offence Against Property - 1
- Largs Bay - Offences Against the Person - 3, Offence Against Property - 20
- Peterhead - Offences Against the Person - 1, Offence Against Property - 11

Relevant Council areas - Social Profiles - Population by SA2 (census 2016) and unemployment statistics

- Largs Bay - Semaphore - Population - 14,767 people, Unemployed - 5%

- West Lakes - Population - 14,630 people, unemployed - 5%
- Port Adelaide - Population - 11,003 people, unemployed - 12%

5.2 Provide construction details of your premises/proposed premises.

The facility has been existing since 1968, construction is of brick, with a partitioned kitchen inside. There is an outside verandah with tables and chairs for patrons with toilets outside of the main building at the rear.

Part 6 – Cultural, Recreational, Employment and Tourism Impacts Description of any cultural, recreational, employment or tourism benefits for the locality.

6.1 Will the proposed licensed premises provide economic benefits or any additional employment opportunities and to what level?

The license will enhance the current running of this community recreation facility, there will be a greater desire from patrons to stop after their round for a drink rather than heading to a licensed establishment that has a primary focus on serving alcohol and gambling. Any profit increase will reduce the costs associated with running this recreational facility which in turn reduces the cost of operation to Port Adelaide Enfield Council and ratepaying community.

We anticipate an increase in patrons, which will require an increase in staff, this will be assessed ongoing to manage the safety of the environment for staff, patrons and the broader community.

Part 7 – Conclusion and Summary When making a determination on your application, the Licensing Authority must also have regard to whether the application is in the public interest.

7.1 How will the additional liquor outlet benefit the local and broader community?

There will be a greater desire from patrons to stop after their round for a drink rather than heading to a licensed establishment that has a primary focus on serving alcohol and gambling. Any profit increase will reduce the costs associated with running this recreational facility which in turn reduces the cost of operation to Port Adelaide Enfield Council and ratepaying community.

We anticipate an increase in patrons, which will require an increase in staff, this will be assessed ongoing to manage the safety of the environment for staff , patrons and the broader community.

With the increased patronage we would look to secure the ongoing existence of this recreational facility with so many being lost to housing developments. Our aim is to ensure the facility is available for generations to come and enjoy, just as previous generations have since 1968. Our profitability is measured primarily in community participation, the financial return does not cover the operational cost of the facility which we are looking to minimise.

Part 8 – Checklist In support of your application, please provide the following documents, where applicable, noting that they will be made public. Any information you do not wish to be made public should be redacted or omitted prior to submission.

- ✓ Map and report regarding the locality generated through the Community Impact Portal. The Community Impact Portal can be found at cbs.sa.gov.au/ciportal

- ✓ Business plan/plan of management
- ✓ Site or property plan, floor plan and/or photographs/artists impressions of site/building