

**STATEMENT OF ENVIRONMENTAL EFFECTS –
DEVELOPMENT APPLICATION FOR THE ST GEORGE HOTEL,
618 CANTERBURY ROAD, BELMORE**

This Statement of Environmental Effects has been prepared to accompany the development application to the City of Canterbury-Bankstown Council for the grant of development consent relevant to the licensed premises known as “St George Hotel” and located at 618 Canterbury Road, Belmore (the “Hotel”).

The development application seeks approval for the Hotel’s trading hours to be extended to allow the premises to operate until 12.00 midnight on a Sunday. In 2024 the Liquor Act was amended (under the State Government’s “Vibrancy Reforms” Package) to provide that the standard trading hours for a hotel on a Sunday align with other nights of the week and provide for a midnight closure. (Hotels are still permitted to trade later if they have the benefit of an extended trading hours authorisation, as the St George Hotel has on other nights of the week). The present application will align the closing hour of this Hotel pursuant to its development approval, to the standard closing time under contemporary licensing legislation.

The Hotel has been owned and operated by the current business owner since December 2019. Since that time, the owner has demonstrated that the Hotel can be operated during the existing trading hours without any undue and adverse impact to the local and broader community.

It is submitted that the proposed additional hours will not adversely effect on the quiet and good order of the local community by the grant of this application.

1. The Site

- 1.1 The Hotel is situated at 618 Canterbury Road, Belmore, which is on the south-western corner of the intersection of Canterbury and Kingsgrove Roads, Belmore.
- 1.2 The premises is located in an area zoned B2 (pursuant to the Canterbury-Bankstown Local Environmental Plan dated 2023). Development consent has been issued by Council that allows the site’s current use as a hotel.
- 1.3 The grant of this application will not result in the erection of a building, subdivision of the site, a change in use of a building, work to alter or expand an existing building, or a change to the manner of operation of the business currently conducted.

2. Background and facilities provided

- 2.1 The records maintained by Council disclose the Hotel has the requisite consent for its present use.
- 2.2 The records maintained by Liquor and Gaming NSW disclose the Hotel’s liquor licence was granted in November 1939 for a full hotel licence. This licence allows the sale of liquor for consumption on the licensed premises and for take away purposes, in conjunction with the operation of approved gaming machines on the Hotel’s licensed premises. The licence number for the Hotel is LIQH400105789.
- 2.3 The Hotel presently provides the usual facilities associated with the operation of a hotel licence, including:

- Public Bar.
- Sports Bar.
- Indoor and Outdoor Gaming Rooms.
- Pool Room Area.
- Courtyard Area
- Residential Accommodation
- Sanitary Facilities.
- Back of House Facilities.

- 2.4 This application seeks to extend the Hotel's operation hours on a Sunday night until 12.00 midnight.
- 2.5 The Hotel is popular with the residents of the suburb of Belmore together with the surrounding suburbs including Kingsgrove, Clemton Park, Lakemba, Canterbury, Belfield, Roselands and Earlwood.
- 2.6 In addition, the population of Belmore at the 2021 Census was 13,781. At 2025, the population of the suburb was 14,700 and is expected to increase to 16,380 by 2036 (an increase in over 10% in the next 10 years).¹ Similar growth patterns apply in the surrounding suburbs. The population of the LGA at 2025 is 398,593 and is forecast to increase to 443,139 by 2036 (an increase of more than 11%).²
- 2.7 The Hotel's owners intend to offer the Hotel's facilities for use by patrons by allowing access to the Hotel's premises during the proposed extended times. In particular, the extended hours will allow shift worker patrons that live in or travel through Belmore the ability to attend and use the Hotel's facilities after finishing work on a Sunday.
- 2.8 Persons in the hospitality, commercial and industrial sectors that reside in Belmore, the surrounding adjacent suburbs or that travel through the suburb, will have the ability use the facilities on the grant of this application. The Hotel intends to cater to those residents or persons that resort to the suburb and who wish the ability to use the Hotel's facilities during the proposed extended hours.
- 2.9 In addition, the proposed extension of hours allows the staggering of patrons for exiting the Hotel. Patrons will have the ability to gradually filter out of the Hotel's premises up to and including proposed closing time of 12.00 midnight on Sunday. It has been found that an extension of hours assists the progressive dispersal of patrons, thereby reducing the potential for noise and other disturbances that are associated with patrons leaving the Hotel at the existing closing times.
- 2.10 Further, the Liquor Act 2007 has been amended that makes 12.00 midnight to be the standard closing time for licensed premises (including a hotel licence) on a Sunday.

¹ ID Community website – City of Canterbury-Bankstown Council.

² ID Community website – City of Canterbury-Bankstown Council.

3. The Application

- 3.1 The intention of the application is for Development Consent to be issued that allows for the extension of the Hotel's operating hours that permits the premises to trade on a Sunday until 12.00 midnight.
- 3.2 If the application is approved, the following measures will apply at the Hotel should it elect to trade after 10.00 pm on a Sunday. Those measures include, but are not limited to:
- (i) The Hotel will operate pursuant to its Plan of Management during the proposed additional hours.
 - (ii) CCTV that is installed will continue to be operated during the proposed additional hours.
- 3.3 The above measures/restrictions will minimise the potential for any adverse impacts on the local and broader community associated with the grant of the extended hours of operation.

4. Environmental Assessment

- 4.1 The application seeks to extend the Hotel's approved hours of operation to meet the needs, demands and expectations of patrons who attend and use the facilities provided at the Hotel.

Local Environmental Plan – Canterbury-Bankstown Local Environmental Plan 2023

- 4.2 The Hotel is located in an area zoned B2 pursuant to the Canterbury-Bankstown Local Environmental Plan 2023 and has approval from Council for its current use. There will be no change to the use of the subject premises, the patron capacity of the Hotel building, nor does this application seek any approval for building works.
- 4.3 Various measures are in place that will be continued during the proposed additional trading hours which will supplement the detailed and comprehensive existing measures currently in place when the Hotel trades. These measures will assist in mitigating any potential social or amenity impacts as a result of the additional hours as required.
- 4.4 The grant of the application will have no environmental impact, flora and fauna impact, will not change the Hotel's context or setting; or the access, traffic and utilities associated with the operation of the Hotel.

Patron Capacity

- 4.5 The granting of this application will not result in a change to the Hotel's existing patron capacity.

Compliance History

- 4.6 The Hotel does not appear on the Demerit Points Register previously maintained by Liquor & Gaming NSW pursuant to the Liquor Act 2007.

- 4.7 The licensee is not aware of any breaches of the conditions of the licence applicable to the Hotel since it has been operated by the current business owner.

Location

- 4.8 Having regard to the Hotel's

- (a) Approval for use by Council as a hotel;
- (b) Its current location;
- (c) The capacity of the Hotel (which will not change);
- (d) The various restrictions that apply;
- (e) The history of good management; and
- (f) Compliance with licence conditions

it is unlikely that any appreciable negative impacts will result from the Hotel having the ability to trade additional hours after its existing closing time of 10.00 pm on Sunday.

Crime

- 4.9 It is contended that the grant of the proposed additional hours, coupled with the existing management practices that have been implemented and will be continued at the Hotel that the proposed additional hours are unlikely to result in an increase in the crime that applies to Belmore or the surrounding suburbs.

Adequate Measures to be implemented to Minimise Adverse Impacts

- 4.10 Various measures have been implemented at the Hotel to minimise any adverse impact which will be continued for the proposed additional trading hours, including lighting in and around the Hotel to assist in creating a safe environment for the immediate area.
- 4.11 The extended hours will allow patrons the ability to stagger their exit from the Hotel, as patrons will continue to be able to gradually leave and filter out of the premises as they finish their drinks, up to and including the proposed closing times. This allows a more progressive dispersal of patrons and reduces the potential for undue noise or other disturbances associated with the Hotel's closing times.
- 4.12 It is proposed that the Hotel will be operated during the extended hours in accordance with the existing comprehensive Plan of Management. Further, as previously advised, measures will apply after 10.00 pm on Sunday to minimise the likelihood of any undue adverse impact on the local community.
- 4.13 The Hotel currently has the ability to operate after midnight on the other nights of the week for the past 16 years which has not had an undue or adverse effect on those premises in the immediate area of the Hotel. It is contended that the Hotel by continuing to operate in the same manner it present trades prior to 10.00 pm on Sunday for the additional hours will not adversely or unduly affect the local and broader community.

Application required to meet the needs and demands of patrons

- 4.14 The Hotel comprises a suburban hotel and provides a range of facilities to residents of the Belmore area and the surrounding suburbs, together with those persons passing through together with those who resort to or working in and around area.
- 4.15 Food that is commensurate with the responsible consumption of liquor is and will continue to be available during the Hotel's trading hours.
- 4.16 Due to the change in working hours in conjunction with the manner of working habits associated with the COVID 19 pandemic, together with the Government's Vibrancy Reform package, the Hotel's management consider the current hours of operation to be insufficient to meet the needs, demands and expectations of patrons and the expected patrons to make use of the Hotel's facilities. The intention is to allow the Hotel to be open for slightly longer hours on Sundays to allow patrons to use the facilities on offer at the Hotel until midnight.
- 4.17 The Hotel also services patrons who attend the Hotel after the conclusion of shiftwork. Under contemporary work patterns many patrons work Sunday nights and the modest extension of hours will enable patrons who undertake shiftwork on Sundays to come to the Hotel after the conclusion of their shift.

5. Conclusion

- 5.1 The Application seeks an extension of the Council's approved operating hours.
- 5.2 Various management practices will apply when the Hotel trades.
- 5.3 The current operation of the Hotel does not cause any undue and adverse noise on adjacent and surrounding properties, which will continue to apply on the grant of this application.
- 5.4 The extension of hours will allow the progressive dispersal of patrons from the Hotel, with patrons gaining the ability to gradually leave and filter out from the premises up to and including the proposed close times. This practice reduces the potential of undue noise and other disturbances adversely affecting the local community when patrons are put out when the Hotel closes.
- 5.5 The modest extension of trading hours proposed by this application (from 10.00 pm to midnight on Sundays) accords with current community expectations as reflected in the recent amendments to the Liquor Act pursuant to the State Government's "Vibrancy Reforms" package.
- 5.6 The Hotel is operated pursuant to a comprehensive Plan of Management and will continue to do so during the proposed additional hours. This Plan of Management supports the measures and restrictions to be in place on the grant of this development application.
- 5.7 Accordingly, Council can be satisfied that to grant the application as sought is not likely to result in any undue adverse impact to the amenity of the area and that it would be in the public interest to grant the application.

This Statement of Environmental Effects was prepared by:

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