

Class 1
Local Impact Assessment

Ruse Tavern
225 Junction Road
Ruse NSW 2560

Licence Number: LIQH400106823
LGA: Campbelltown City Council

1. Executive Summary

- 1.1. The applicant submits a Class 1 Local Impact Assessment ("LIA") in support of an application under the *Gaming Machines Act 2001* ("the Act") for a low-range increase to the gaming machine threshold presently 20 comprising 15 gaming machine entitlements and 5 poker machine permits with an increase of 6 gaming machines for the Ruse Tavern (the "Hotel")
- 1.2. The threshold increase of 6 gaming machines would bring the overall total of the threshold to 26.
- 1.3. The subject premises is situated at 225 Junction Road, Ruse NSW 2560.
- 1.4. The hotel is located within a SA 2 Band 2 area of Leumeah-Minto Heights within the Local Government Area ("LGA") of Campbelltown.
- 1.5. The Act requires the Authority to be satisfied of the following in order to approve the subject gaming machine threshold increase application.
 - (a) The LIA complies with the Act & Regulation requirements;
 - (b) The LIA has demonstrated that gambling activities will be conducted in a responsible manner as referred to in Clause 3.
 - (c) The proposed increase in the gaming machine threshold will provide a positive contribution towards the local community as referred to in Clause 6; and
 - (d) The LIA has adequately addressed any community concerns arising out of the consultation.

It is submitted that the Authority would be so satisfied.

2. Hotel Background

- 2.1. The premises are located at 225 Junction Road, Ruse NSW 2560.
- 2.2. The primary purpose of the Hotel is for the sale of liquor by retail. The keeping and operation of gaming machines at the Hotel will not detract unduly from the character of the Hotel or from the enjoyment of persons using the Hotel otherwise than for the purpose of gaming. The Hotel currently operates 20 gaming machines, with 15 entitlements and 5 permits.
- 2.3. The Hotel provides a full range of facilities for their patrons, including Bistro, TAB, drive thru bottleshop, lounge bar, gaming room, public/sports bar and outdoor area overlooking the park as per plan & photographs (attachment A). The only current entertainment is trivia on Wednesday evening and in the non-football season a soloist on Friday evening. Its approved trading hours are 5:00am to midnight Monday to Saturday and 10:00am to 10:00pm Sunday and it trades from 9:00am Monday to Saturday and closes between 10:00pm and midnight and 10:00am to 10:00pm Sunday.
- 2.4. The Hotel's current total internal floor space is in excess of 1,000 square metres and that of the gaming room is 90 square metres.
- 2.5. Attachment "B" depicts the existing floor plan with the proposed layout of the additional gaming machines inserted.
- 2.6. The hotel has some 12 employees, 4 reside in Ruse and the rest in Campbelltown LGA providing local employment and contributing to the local economy. Typical menu is attachment "C".

3. Responsible Gaming and Harm Minimisation

- 3.1. The Hotel's management and staff will be supportive of and encourage responsible gaming practices. All members of staff engaged in the operation of gaming machines have completed the prescribed *Responsible Conduct of Gambling Course*. A register of the RCG certificates and competency cards of all staff will be maintained at the Hotel.
- 3.2. The Hotel currently has 20 gaming machines. All gaming machines will be located within a gaming room as prescribed by Clause 9 of the Gaming Machines Regulation 2002, in that:-
 - (a) The gaming room is located in a bar area of the Hotel,
 - (b) The gaming room is physically separated from the general bar area by walls and doors,
 - (c) Patrons are not compelled to pass through the gaming room in order to enter or leave the Hotel or in order to gain access to another part of the Hotel,
 - (d) Entry to the gaming room is free of charge,
 - (e) The machines cannot be seen from any place outside the Hotel that is used by the public or to which the public has access,
 - (f) All gaming machines are suitably spaced in order to facilitate access,
 - (g) The gaming room is supervised at all times by way of electronic means and physical presence of the licensee or an employee,
 - (h) The gaming room has two (2) entrances that provide reasonable access to and from the gaming room to at least one operating bar and at least one

or to any area not forming part of the Hotel when moving from the gaming room to other facilities, and

- (i) The gaming room cannot be accessed directly from a public street.

- 3.3. The Hotel gaming shutdown period is 3am to 9am daily.
- 3.4. The Hotel will maintain an active membership of the Australian Hotels Association (AHA) New South Wales and will continue to support its practices and procedures for gaming harm minimisation.
- 3.5. Patrons of the Hotel will be made aware of the AHA's counselling services and of the government funded "gambling HELP" counselling service.
- 3.6. Patrons will be made aware of the chances of winning and the problems associated with excessive gambling through prescribed signage required to be located on each gaming machine and throughout the gaming room by way of the prescribed notices on display.
- 3.7. The ATMs located within the Hotel also display the appropriate signage to notify patrons of the problems associated with gambling.
- 3.8. The Hotel does not offer prizes associated with the use of its gaming machines and the Hotel has a policy of not cashing cheques.
- 3.9. The Hotel will comply with advertising requirements in respect to gaming:-
 - (a) The Hotel will not use the word "casino" in any description or promotion of the Hotel,
 - (b) The Hotel will not permit gaming related advertising material to be displayed on the exterior of the premises,
 - (c) The Hotel will not promote irresponsible gaming or gaming practices,
 - (d) The Hotel will display a clock, that is set to, or within 10 minutes of, the correct time and is in view of patrons in the gaming room,
 - (e) The Hotel will not publish the details of any person who has won a prize in excess of \$1,000, and
 - (f) The Hotel will display the prescribed signage in the gaming room, on all gaming machines, and on the ATM or any EFTPOS facilities.
- 3.10. The Hotel provides gaming related help line pamphlets and has signage located throughout the hotel.
- 3.11. The Hotel managers are highly trained to watch for problem gamblers and talk regularly to patrons, assisting patrons when required.
- 3.12. The Hotel implements the AHA's Game Care problem gaming counselling and self exclusion scheme and gaming code of conduct and is a member of the Local Liquor Accord.
- 3.13. There have been no "self exclusions" direct from these premises, although there have been a few from surrounding premises with which the premises are linked.

4. Local Community

- 4.1. The majority of the hotel's clientele are "locals", with a mix of working class "tradies", business owners and families (quite a few of which grew up with their parents being clientele).

- 4.1. The majority of the hotel's clientele are "locals", with a mix of working class "tradies", business owners and families (quite a few of which grew up with their parents being clientele).
- 4.2. For the purpose of this application the local community has been identified as the Ruse State Suburb.
- 4.3. The hotel is one of only two hotels located in its SA 2 – Band 2 area of Leumeah – Minto Heights, the other being the Leumeah Club Hotel at Leumeah, a distance by road or some 4.7 kilometres with 27 entitlements and 3 permits
- 4.4. Sporting and social clubs use the premises and consider the facilities an important asset to the community. If the application is approved, the Hotel will be able to continue to support the many organisations currently supported and to offer similar support to other local organisations.
- 4.5. The Hotel supports various local organisations, the Fishing Club runs raffles on Thursday and Sunday night, the Golf Club runs raffles on Friday nights as well as being sponsored financially and the local Campbelltown Warriors Junior Rugby League Football Club runs raffles on a Saturday afternoon.
- 4.6. Attachment "D" is a letter from Kids of Macarthur Health Foundation acknowledging the support of the premises (in excess of \$10,000 p.a.) from Campbelltown Warriors J.R.L.F.C. (direct financial contribution \$3,500) and Kentlyn Volunteer Rural Fire Brigade. In August this year the Hotel donated \$1500 to the Drought Relief Fund.

5. Demography

- 5.1 The population of the state suburb of Ruse was 5502 (2011 census) and 5584 (2016 census). Annexure 1 is a table of key demographics information in relation to the Ruse state suburb.
- 5.2 It is obviously a stable and established suburb scoring 1003.5 on the 2016 SEIFA Index of advantage and disadvantage with favourable figures compared to NSW of persons employed full time, household ownership, 3 or more bedrooms, 2 or more cars, people born in Australia, and the average age being 37 with 48.8% males.
- 5.3 There are only 2 hotels and 2 clubs located in the Leumeah-Minto Heights SA 2 Band 2 area (see attached LIA Banding map and banding map of surrounding areas). As well as the Leumeah Club Hotel referred to in paragraph 4.3, at 10 Old Leumeah Road, Leumeah there is the Wests Tennis Club with 34 entitlements and Western Suburbs Leagues Club, Campbelltown with 510 entitlements. There is currently a total of 586 entitlements and 8 permits in that Band 2 area. The premises at 10 Old Leumeah Road are some 4.5 kilometres from the Ruse Tavern.

- 5.4 Using the Authority's Gaming Machine Data Report, for the period from 1 January 2017 to 31 December 2017, the net profit per machine for hotels in the Campbelltown local government area is \$157,643. That for Ruse Tavern was \$136,400.

For the same period, this tavern ranked 313 in the State Gaming Machine Net Profit and 236 for net profit per machine, and ranked 8 out of 12 hotels in the Campbelltown local government area.

The population of the Leumeah-Minto Heights SA2 as of 2016 census was 16,536, with 50 gaming machines in 2 hotels an average of 330 persons per gaming machine.

The population of Ruse in 2016 census was 5,584. Ruse Tavern had 20 gaming machines, an average of 279 persons per machine.

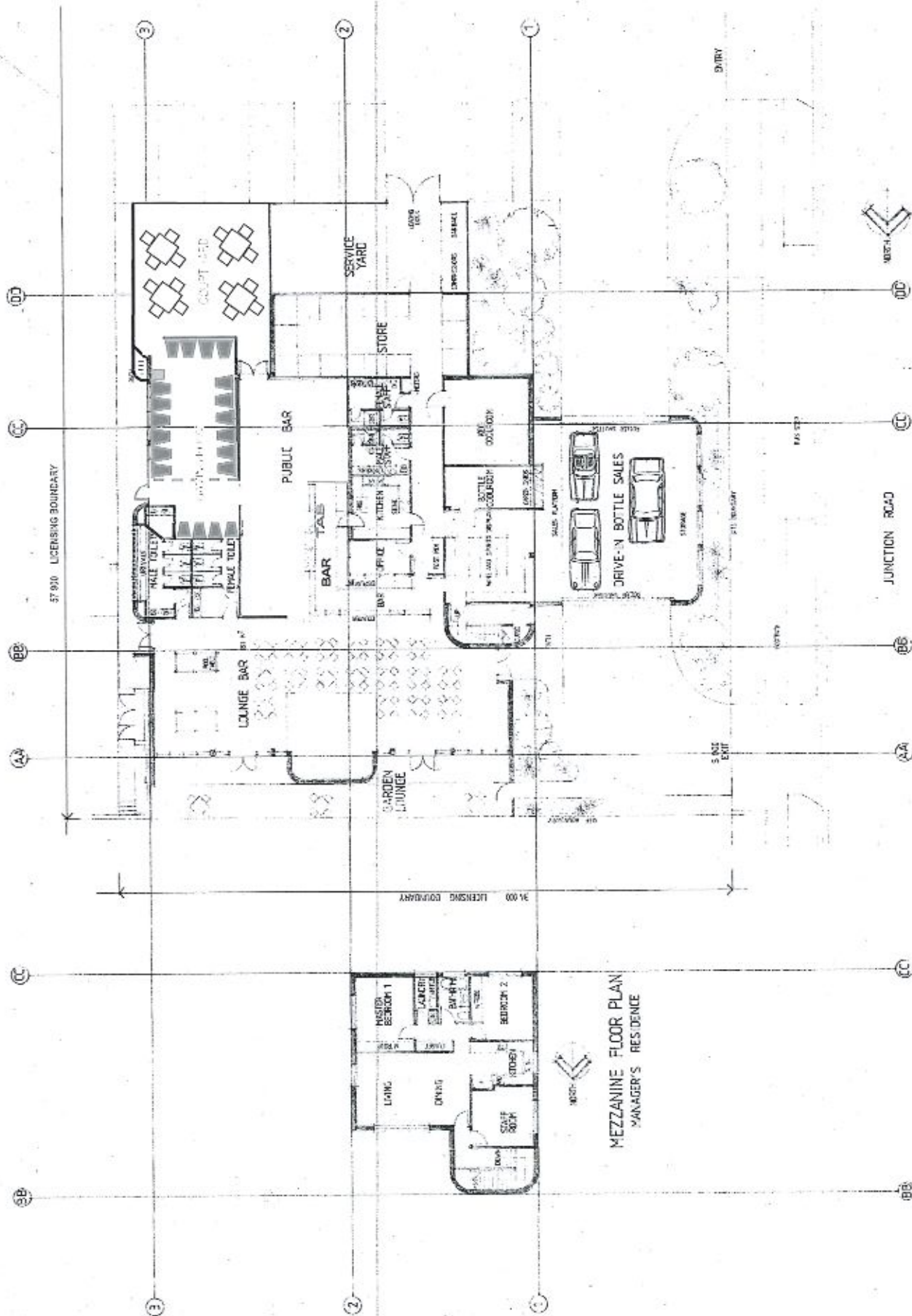
6. Positive Contribution to the Local Community

- 6.1 The applicant proposes to make a donation per threshold increase to the Responsible Gaming Fund of \$20,460.00 per annum over a 5-year period (\$102,300.00) which equates to 15% of the average gaming profit per entitlement (in total \$122,760 per annum and \$613,800 over 5 years).
- 6.2 In addition the hotel will continue to support the local community as mentioned in paragraph 4.
- 6.3 The operators of the hotel continually undertake staff training to provide staff with the ability to maintain enhanced skills in dealing with clientele and gaming clients in addition to the harm minimisation protocols referred to in clause 3.
- 6.4 The positive contribution will benefit the local community and the operators will continue to review and implement new responsible gaming and harm minimisation strategies in order to negate any negative impacts on the local community.

7. Conclusion

- 7.1. It is submitted that the foregoing information complies with the guidelines for a Class 1 Local Impact Assessment attaching to an application for an increase in the gaming machine threshold of the Hotel by addressing the responsible gaming and harm minimisation measures taken by the Hotel; identifies the local community of the Hotel; and provides information to show that a positive contribution will be made to the local community if the LIA and increase application are approved.
- 7.2. Approval of the gaming machines threshold to 26 will result in a direct positive impact by way of financial support and contributions to local and/or charitable organisations and a total of \$ 613,800 to the RGT over a 5-year period.
- 7.3. Based on the foregoing information and as the Hotel is located in a Band 2 SA 2 and the application is for a low-range increase in the gaming machine threshold, we submit that there are more positive impacts for the community if the threshold application is approved than any negative impact by the installation of an additional 6 gaming machines. In addition, the installation of 6 gaming machines at the Hotel will also reduce the overall number of gaming machines state-wide due to the forfeiture provisions.

PART ATTACHMENT A



MEZZANINE FLOOR PLAN
MANAGER'S RESIDENCE

Unsen, Kerr+associates
attorneys at law

Are Models Planners Landscapes Consultation by
1111 N. Main St., Suite 100, Chicago, IL 60610
Tel: 312.329.1111 Fax: 312.329.1112

PROPOSED TAVERN
at RUSE SHOPPING CENTRE
ON JUNCTION 50 & ACADIA AVE.

FOR EIG COUNTRY ELEMENTS AL

FLOOR PLANS

01/11/78	END	RECEIVED
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Control	SPCH (mg)
Control	SPCH (mg)

6	PROOF	FIG. 8. 80-80
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'A'



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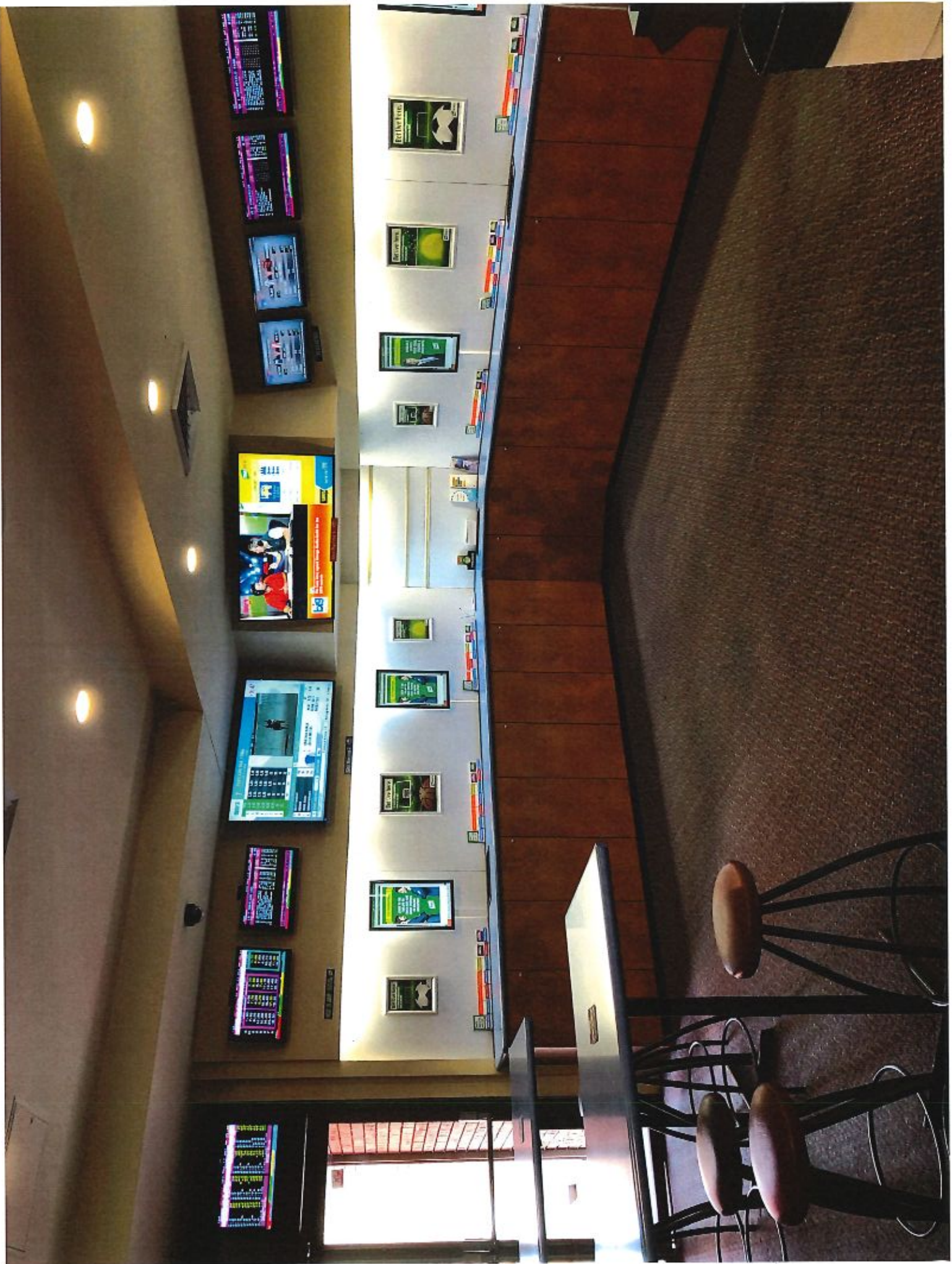
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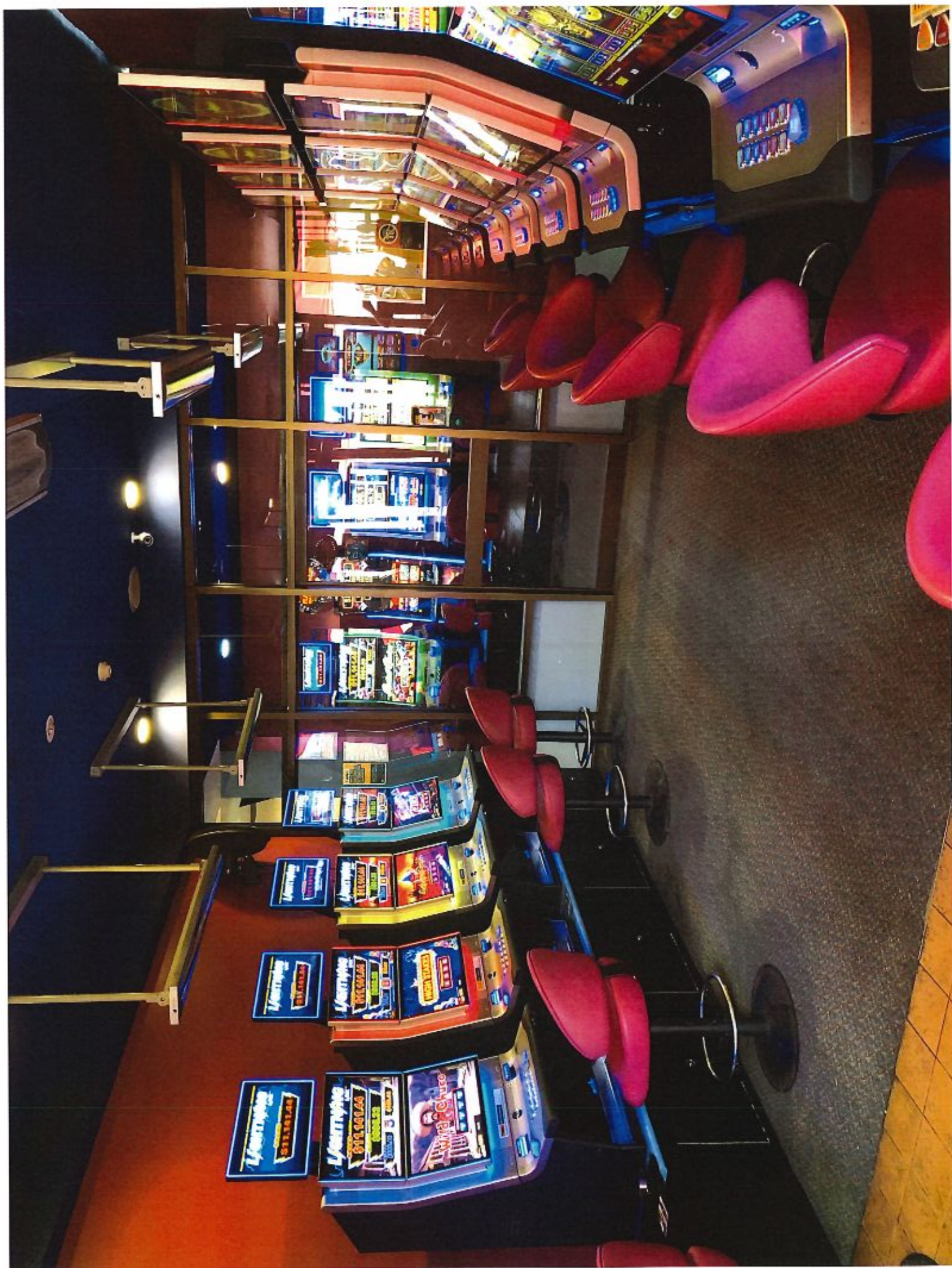
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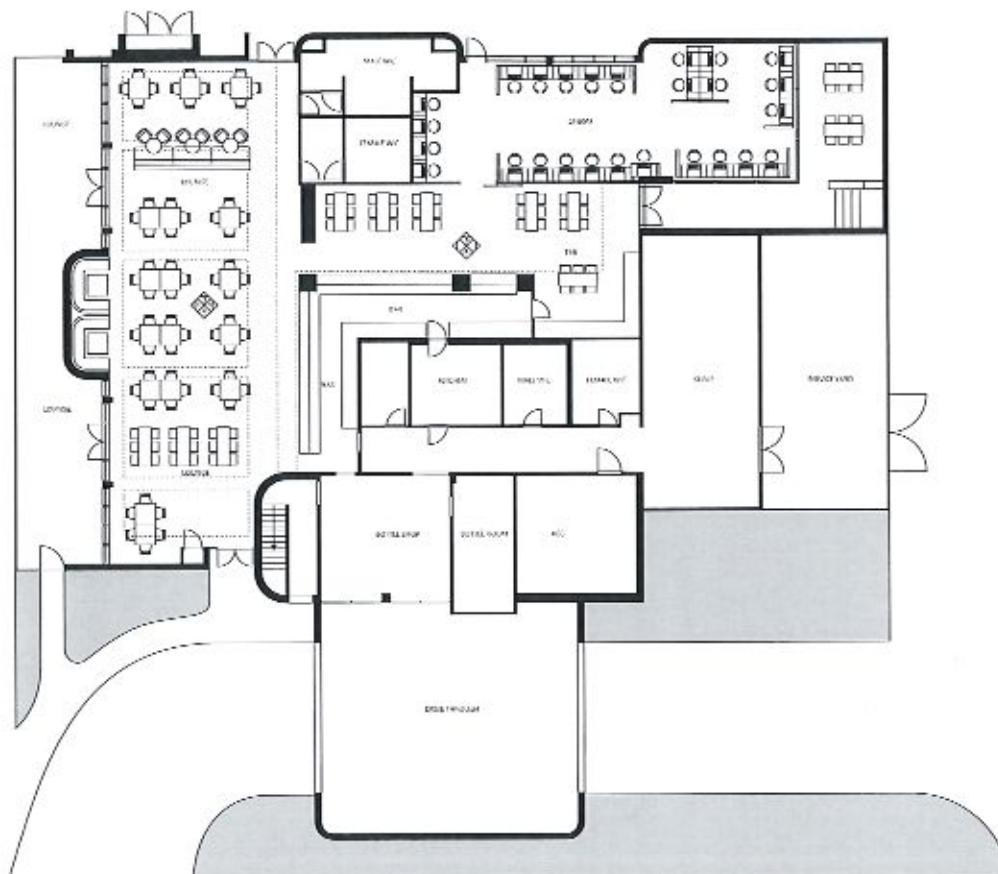
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ATTACHMENT B



A2 CLIENT: RUCI TARTON

dannellydesign
 creating a solid machine and design
 solutions for you. 1-800-333-3333

CORRADO'S MENU

ATTACHMENT C

ONE CHICKEN OR VEAL SCHNITZEL –served with chips & salad or vegetables	\$18
-served with pasta of choice	\$22
TWO CHICKEN OR VEAL SCHNITZEL - served with chips & salad or vegetables	\$28
Served with pasta of choice	\$30
-Add PARMIGIANA –Napolitana sauce & mozzarella cheese	extra \$4
-Add BOSCAIOLA —bacon & mushroom sauce	extra \$4
-Add MUSHROOM SAUCE, PEPPER SAUCE OR GRAVY (ONE SERVE)	FREE
EXTRA SAUCE \$1 PER SERVE	

FROM THE GRILL

RUMP STEAK –served with chips & salad or vegetables	\$18
SCOTCH FILLET 250g –served with chips & salad or vegetables	\$22
T-BONE STEAK –served with chips & salad or vegetables	\$24
GRILLED CHICKEN –served with chips & salad or vegetables	\$18
Add SURF & TURF –prawns in creamy garlic sauce	extra \$5
-salt & pepper squid	extra \$5
-or both	extra \$10
Add MUSHROOM SAUCE, PEPPER SAUCE OR GRAVY (ONE SERVE)	FREE
EXTRA SAUCE \$1 PER SERVE	

SEAFOOD

GRILLED FISH OF THE DAY –served with chips & salad and homemade aioli	\$22
BBQ or CRUMBED CALAMARI –served with chips & salad and home made aioli	\$20
SEAFOOD BASKET –beer battered flathead, crumbed calamari, grilled scallops & grilled prawns with chip & salad and homemade aioli	\$20

WE DO TAKEAWAY & WE CATER FOR PARTIES & FUNCTIONS

CORRADO'S MENU

LIGHT MEALS / STARTERS

SOMETHING TO NIBBLE ON

GARLIC BREAD	\$6
CHIPS —Served with your choice	\$6
of ranch, bbq, tomato or sweet chilli	
CHEESY BACON CHIPS —served with	\$10
Choice of ranch, bbq, tomato or sweet chilli	
TOMATO BRUSCHETTA	\$8
WEDGES —served with sour cream	\$8
And sweet chilli sauce	
BEEF BURGER —served with chips	\$12
CHICKEN SCHNITZEL BURGER	\$12
Served with chips	
GARLIC PRAWNS —served with chilli	\$20
Napolitana sauce & toasted bread	
SALT & PEPPER SQUID —served with	\$20
Chips & salad and aioli	

PASTA

SPAGHETTI	\$15
FETTUCINNE	\$15
PENNE	\$15
RAVIOLI	\$18
Alternated with spinach & ricotta or beef	
BEEF LASAGNE —served with chips	\$15
And salad	
POTATO GNOCCHI	\$18

PASTA
SAUCES
Bolognese
Napolitana
Creamy Pesto
Boscaiola

SALADS

FOR THAT FRESH FIXATION

MIXED GARDEN SALAD	\$6
GRILLED CHICKEN SALAD	\$18

KIDS MENU (under 12yrs)

CHICKEN SCHNITZEL & CHIPS	\$10
CHEESE BURGER & CHIPS	\$10
FISH & CHIPS	\$10
PASTA —of their choice	\$10

BISTRO OPENING HOURS WED—SUN 12.00 TO 3PM AND 5.30PM TILL LATE

WE DO TAKEAWAY & WE CATER FOR PARTIES & FUNCTIONS

our children our future

ATTACHMENT D

August 2018

TO WHOM IT MAY CONCERN

On behalf of the Board of Directors of Kids of Macarthur Health Foundation, I wish to sincerely thank Paul Buch and Ruse Tavern for the outstanding support they have generously given over many years.

Kids of Macarthur Health Foundation is a local, registered children's charity. Our aim is the raise funds to purchase paediatric medical equipment for our local hospitals and community health centres. Funds are also used to run specific children's health programs (eg child asthma clinics and juvenile diabetes programs). All equipment purchased is in addition to government expenditure and would not be available for local use if not purchased by the Foundation.

Ruse Tavern has been a long-term supporter of our work on many levels.

- Our single biggest fundraising event each year is our Annual Ball. Ruse Tavern facilitates the donation of wine from various suppliers to be donated to this event. This in essence saves the Foundation over \$5,000 per annum.
- Ruse Tavern sponsors and participates in many of our other fundraising events including golf days and sports nights.
- Ruse Tavern provides prizes for many of our events that they, their staff or patrons do not attend.
- Their total contribution (including facilitation, sponsorship, participation and prizes) to our events would exceed \$10,000 a year.

Ruse Tavern is a key supporter of Kids of Macarthur Health Foundation. The Board of Directors and every child living in the Macarthur region is most grateful for their on-going support. Together we are making a significant difference to children's health in Macarthur.

If you require additional or more specific information, please contact me at your convenience.

Yours sincerely

Denise McGrath

Denise McGrath
Chief Executive Officer
Kids of Macarthur Health Foundation

Kids
OF MACARTHUR
HEALTH FOUNDATION



CAMPBELLTOWN WARRIORS

Junior Rugby League Football Club Inc

12th Aug 2018

To Whom It May Concern

We would like to acknowledge the Ruse Tavern for their ongoing support and Corporate Partnership with the Campbelltown Warriors.

Ruse Tavern has been part of our club for the past 15 years and includes

- Yearly Sponsorship of both the Junior and Senior Club
- Allowing the Club to run our weekly fundraising Meat Tray Raffles
- Ability to hold end of year functions
- Bistro supplies the Warrior of the Week award

This corporate partnership has allowed our club to keep our yearly fees down and supply additional training equipment for our members which assists us in keeping our membership and junior participation up.

Yours Sincerely

Scott Galvin

President

Campbelltown Warriors JRLFC

0423 021 801



"D"

KENTLYN VOLUNTEER RURAL FIRE BRIGADE

OLD KENT RD KENTLYN N.S.W. 2560
(02) 46213246 ABN: 31 307 610 020



Mr Paul Buch
Licensee Ruse Tavern
225 Junction Road Ruse

27/08/2018

Dear Paul,

I write to sincerely thank you for your ongoing support of Kentlyn Rural Fire Brigade through donations of prizes for our raffles and open day, last minute catering during fires and sponsorship of our annual Santa run for the children of Ruse and Kentlyn just to name a few. We also appreciate the donation of an Ice machine which we use for keeping our drinking water cool in our eskys on the Fire Trucks. Without the support of people like yourself Volunteer Fire Brigades struggle to fund such equipment and events. On behalf of all the Firefighters of Kentlyn Brigade I would like to commend you on your support of the local community and its organisations.

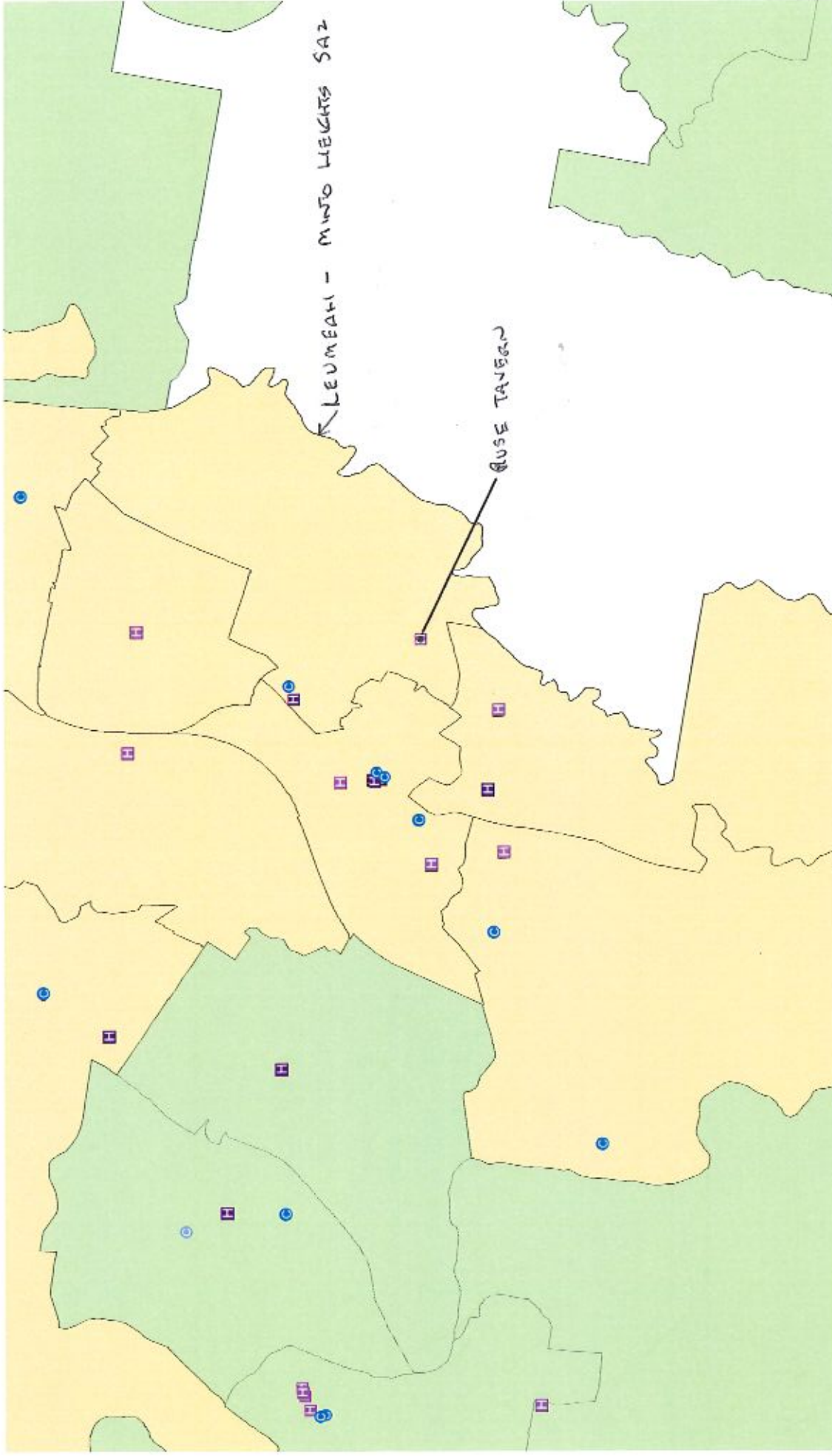
Kind Regards

Steve Willis
Captain Kentlyn Rural Fire Brigade

ANNEXURE 1

RUSE

	NSW	RUSE STATE SUBURB
Indigenous	2.9	4.2
Young persons 15-24	12.5	13
Speak only English	68.5	82.8
Unemployed	6.3	5.2
Labourers	8.8	9.6
Median Individual Income (weekly)	664	707
Median Household Income (weekly)	1486	1641
Median Family Income (weekly)	1780	1745
One Parent Families	16.0	20
Median Weekly Rent	380	400
Median Monthly Loan Repayment	1986	1800
Rented Accommodation	31.8	17.9
SEIFA (2016)	1001	1003.5
3 or more bedrooms	68.5	94.4
Home owned	64.5	78.7
Cars 2 or more	50.8	63.5
Born in Australia	65.5	75.7
Employee Full Time	59.2	63.3



LIA BANDING MAP

