

NSW Independent Liquor & Gaming Authority

Our ref: DF24/028322

Ms Fiona Myatt
AMW Lawyers

13 February 2025

Dear Ms Myatt

Application No.	APP-0013220640
Applicant	Oxley Ridge Investments Pty Ltd
Application for	New hotel (full) licence with extended trading authorisation, minors' area authorisation, gaming machine threshold increase and gaming machine entitlement lease
Application date	12 July 2024
Decision date	5 February 2025
Proposed licence name	Oxley Ridge Tavern
Proposed trading hours	<u>Consumption on premises</u> Monday to Saturday 07:00 AM – 12:00 AM Sunday 10:00 AM – 12:00 AM <u>Takeaway sales</u> Monday to Saturday 07:00 AM – 12:00 AM Sunday 10:00 AM – 11:00 PM
Approved trading hours	<u>Dining area only on Ground Floor</u> Monday to Saturday 07:00 AM – 12:00 AM Sunday 10:00 AM – 10:00 PM <u>Basement, Mezzanine Level & Ground Floor (Gaming Room)</u> Monday to Saturday 10:00 AM – 12:00 AM Sunday 10:00 AM – 10:00 PM <u>Takeaway Sales</u> Monday to Saturday 07:00 AM – 12:00 AM Sunday 10:00 AM – 11:00 PM
Proposed premises	2 Brunsdon Road Cobbitty NSW 2570
Legislation	Sections 3, 11A, 12, 14, 15, 40, 44, 45, 48, 53 and 121 of the <i>Liquor Act 2007</i> Sections 3, 24, 25, 34 and 37B of the <i>Gaming Machines Act 2001</i>

NSW Independent Liquor & Gaming Authority

Decision of the Independent Liquor & Gaming Authority

Application for a new hotel (full) licence with extended trading authorisation, minors' area authorisation, gaming machine threshold increase and gaming machine entitlement lease – Oxley Ridge Tavern

We **partially approve** the application above under section 45 of the *Liquor Act 2007* and section 34 *Gaming Machines Act 2001* – with the conditions set out in Schedule 1. The 6-hour closure period overrides any condition of the licence.

The partial approval relates to the request to open from 07:00 AM to offer a champagne breakfast option to patrons. We approve the early opening for the dining area on the ground floor (excluding gaming room) only and impose a condition which ensures alcohol is not able to be served for consumption on the premises without a meal during the hours of 07:00 AM and 10:00 AM.

Approved manager or individual licensee

The licence cannot be exercised until the Authority or Liquor & Gaming NSW is notified that:

- the licence is transferred to an individual licensee, or an approved manager is appointed; and
- the licensee or approved manager is a suitable and qualified person.

Statement of reasons

We are satisfied that the overall impact of approving the application will not be detrimental to the well-being of the local or broader community.

Our main findings

The local community for the purposes of this decision is the suburb of Cobbitty and SA2 of Cobbitty-Bringelly. The broader community is the Local Government Area (LGA) of Camden.

Positive social impacts

The application seeks to operate a new hotel (full) licence with extended trading authorisation and minors' area authorisation as part of the 'Oxley Ridge Housing Estate', a new development which will house 12,000 residents in Cobbitty.

We note there were no agency or public objections and we are satisfied that the proposal would benefit the local and broader communities by providing increased convenience and choice.

Negative social impacts

We accept that the proposal could contribute to an increase in gaming related harm in the local and broader communities because of the:

- SA2 having a higher than average level of people with lower levels of education and an elevated level of Aboriginal and Torres Strait Islander people, both factors associated with increased vulnerability to problem gambling

- higher than average levels of problem gambling and higher levels of at-risk gamblers in the local health district than in NSW generally.

We note the following factors may mitigate the risk of alcohol and gaming-related harms:

- premises not being located in any crime-density hotspots for all categories we considered
- lower crime rates in the suburb and LGA than in NSW for all categories we considered
- lower saturation rate of hotel licences in the suburb and LGA than in NSW (this will be the only hotel operating in the suburb)
- lower rate of alcohol-attributable hospitalisations in the LGA than in NSW generally
- SEIFA data indicating an above average level of relative socio-economic advantage and disadvantage in the suburb and LGA compared to other communities in NSW
- premises being located in a Band 1 SA2 area
- premises not trading after midnight
- harm-minimisation measures outlined in the liquor and gaming plans of management and licence conditions, as set out in Schedule 1.

The material we considered

We considered the following material when making our decision:

- the application material — including evidence that stakeholders and the community were notified about the application
- a community impact statement (CIS)
- the plan of the licensed premises and any authorisations
- a liquor plan of management for the licensed business
- a gaming plan of management for the licensed business
- a development consent for the premises
- statistics from Liquor & Gaming NSW, Bureau of Crime Statistics and Research, NSW Health and Australian Bureau of Statistics on the socio-economic status, liquor licence density, alcohol-related crimes rates and health issues in the local and broader communities
- stakeholder submissions and the applicant's response to them.

We also considered [Guideline 6](#) to assess the likely social impact to the local and broader community.

This decision will be published in accordance with section 36C of the *Gaming and Liquor Administration Act 2007*.

Opportunity for review

The applicant and anyone who was notified of the application and made a submission, may apply to [NCAT](#) for a review of the decision.

An application for review must be made no later 28 days after the decision is published on the website. There is a fee to lodge the application.

For more information, please contact the NCAT Registry at Level 10 John Maddison Tower, 86-90 Goulburn Street Sydney or visit the NCAT website.

If you have any questions

Please contact the case manager, Leonie Jennings, at Liquor & Gaming NSW if you have any questions.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Chris Honey', is displayed within a light blue rectangular box.

Chris Honey

Deputy Chairperson

Independent Liquor & Gaming Authority

Schedule 1: Licence conditions to be imposed - Oxley Ridge Tavern

No.	Condition to be imposed	Description
1.	6-hour closure	Section 11A of the Liquor Act 2007 applies to this licence. Liquor must not be sold by retail on the licensed premises for a continuous period of six (6) hours between 01:00 AM and 07:00 AM during each consecutive period of 24 hours. The licensee must comply with this 6-hour closure period along with any other limits specified in the trading hours for this licence
2.	Restricted trading & NYE	<p>Good Friday 12:00 noon – 10:00 PM</p> <p>Christmas Day 12:00 noon – 10:00 PM (liquor can only be served with or ancillary to a meal in a dining area)</p> <p>December 31st Normal opening time until normal closing time or 2:00 AM on New Year's Day, whichever is the later</p>
3.	Takeaway sales	<p>Good Friday Not permitted</p> <p>December 24th Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on Sunday</p> <p>Christmas Day Not permitted</p> <p>December 31st Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on Sunday</p>
4.	Overall impact	The business authorised by this licence must not operate with a greater level of overall impact on the well-being of the local and broader community than what could reasonably be expected from the information contained in the application and other information submitted in the process of obtaining the licence
5.	Liquor Accord	The licensee or its representative must join and be an active participant in the local liquor accord.
6.	Plan of management	The premises is to be operated at all times in accordance with the Plan of Management dated 10 December 2024 as may be varied from time to time after consultation with NSW Police. A copy of the Plan of Management is to be kept on the premises and made available for inspection on the request of a police officer, council officer, Liquor and Gaming NSW inspector, or any other person authorised by the Independent Liquor and Gaming Authority.
7.	Crime scene preservation	<p>Immediately after the person in charge of the licensed premises or a staff member becomes aware of any incident involving an act of violence causing injury to a person on the premises, the person in charge of the licensed premises and/or staff member must:</p> <ol style="list-style-type: none"> 1. take all practical steps to preserve and keep intact the area where the act of violence occurred, 2. retain all material and implements associated with the act of violence in accordance with the crime scene preservation guidelines issued by NSW Police, as published from time to time on the Liquor and Gaming NSW website,

No.	Condition to be imposed	Description
		<p>3. make direct and personal contact with NSW Police to advise it of the incident, and</p> <p>4. comply with any directions given by NSW Police to preserve or keep intact the area where the violence occurred.</p> <p>In this condition, 'staff member' means any person employed by, or acting on behalf of, the licensee of the premises, and includes any person who is employed to carry on security activities (e.g. crowd controller or bouncer) on or about the premises.</p>
8.	Incident Register	<p>1. The licensee must maintain a register, in which the licensee is to record the details of any of the following incidents and any action taken in response to any such incident:</p> <ul style="list-style-type: none"> a. any incident involving violence or anti-social behaviour occurring on the premises, b. any incident of which the licensee is aware that involves violence or anti-social behaviour occurring in the immediate vicinity of the premises and that involves a person who has recently left, or been refused admission to, the premises, c. any incident that results in a person being turned out of the premises under section 77 of the Liquor Act 2007, d. any incident that results in a patron of the premises requiring medical assistance. <p>2. The licensee must, if requested to do so by a police officer or Liquor & Gaming NSW inspector:</p> <ul style="list-style-type: none"> a. make any such incident register immediately available for inspection by a police officer or Liquor & Gaming NSW inspector, and b. allow a police officer or Liquor & Gaming NSW inspector to take copies of the register or to remove the register from the premises. <p>3. The licensee must ensure that the information recorded in the incident register under this condition is retained for at least 3 years from when the record was made.</p>
9.	CCTV	<p>1. The licensee must maintain a closed-circuit television (CCTV) system on the premises in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. the system must record continuously from opening time until one hour after the premises is required to close (or, in the case of a premises that is not required to cease trading, continuously at all times), b. recordings must be in digital format and at a minimum of ten (10) frames per second, c. any recorded image must specify the time and date of the recorded image, d. the system's cameras must cover the following areas: <ul style="list-style-type: none"> i. all entry and exit points on the premises,

No.	Condition to be imposed	Description
		<ul style="list-style-type: none"> ii. the footpath immediately adjacent to the premises, and iii. all publicly accessible areas (other than toilets) within the premises. <p>2. The licensee must also:</p> <ul style="list-style-type: none"> a. keep all recordings made by the CCTV system for at least 30 days, b. ensure that the CCTV system is accessible at all times the system is required to operate pursuant to clause 1(a), by at least one person able to access and fully operate the system, including downloading and producing recordings of CCTV footage, and c. provide any recordings made by the system to a police officer or Liquor and Gaming NSW inspector within 24 hours of any request by the police officer or Liquor and Gaming NSW inspector to provide such recordings.
10.	Complaints register	<p>1. A complaints register is to be maintained at the premises at all times which records the following:</p> <ul style="list-style-type: none"> a. the name and number of the complainant b. the time and date on which the complaint was received c. the nature of the complaint, and d. the measures taken to resolve the complaint. <p>2. Details of complaints received, either in person or over the phone, must be:</p> <ul style="list-style-type: none"> a. recorded in the complaints register, and b. reported to the duty manager. <p>3. A mobile or dedicated contact number for the duty manager is to be published on the hotel's website, and on a sign to be posted at the premises entrance. If requested, the duty manager's contact details must be provided to complainants. A messaging service must be in place if the dedicated contact number is unattended.</p>
11.	Minors' Area	Minors' Area Authorisation: whole of the licensed premises excluding the basement level and gaming room on the ground floor.
12.	Alcohol to be served with food	Between the hours of 07:00 AM to 10:00 AM, alcohol must only be served for consumption on the premises with a meal.