

NSW Independent Liquor & Gaming Authority

Our ref: DF25/018640

Mr Michael McCluskey
Pigott Stinson Lawyers

27 March 2025

Dear Mr McCluskey

Application No.	1-9279827330 – extended trading authorisation (ETA) SR0001326008 – change of boundaries (CoB) SR0001326014 – non-restricted authorisation (NRAA) SR0001326012 – club functions authorisation (CFA) 1-9279827475 – junior members authorisation (JMA) 1-9279827447 – change of conditions (CoC)
Applicant	WESTERN SUBURBS LEAGUE CLUB (CAMPBELLTOWN) LTD
Application for	Licence amendments: Change of boundaries, change of conditions, new extended trading authorisation, variation to non-restricted authorisation, variation to junior members authorisation and variation club functions authorisation
Application date	5 November 2024 (CoB, NRAA, CFA) 7 November 2024 (ETA, CoC) 8 November 2024 (JMA)
Decision date	19 February 2025
Licence name	The Greens Gledswood Hills
Current trading hours	Monday to Friday 10:00 AM – 12:00 AM Saturday 09:00 AM – 12:00 AM Sunday 10:00 AM – 10:00 PM
Proposed trading hours	Consumption on premises: Ground Floor Sports Bar, Bistro/Dining, Alfresco Gaming & Lounge, Adult Terrace and Reception areas Monday to Sunday 10:00 AM – 02:00 AM Consumption on premises: All other areas of the licensed premises Monday to Sunday 10:00 AM – 12:00 AM
Premises	880 Camden Valley Way Gledswood Hills NSW 2557
Legislation	Sections 3, 11A, 12, 18, 19, 20, 40, 44, 45, 48, 49, 53 and 66 of the <i>Liquor Act 2007</i> Sections 22 and 23 of the <i>Registered Clubs Act 1976</i>

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Decision of the Independent Liquor & Gaming Authority

Application for a CoB, CoC, ETA, NRA, JMA and CFA – The Greens Gledswood Hills

We **partially approve** the application above under section 45, 53 and 94 of the *Liquor Act 2007* — 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 application to revoke condition 3080 (which restricts the club to 40 gaming machines on the premises). We do not consider there is a need for the revocation at present as no request for an uplift in gaming machine threshold past 40 has been made.

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 Gledswood Hills. The broader community is the Local Government Area (LGA) of Camden.

Positive social impacts

The application seeks a significantly expanded club precinct of 13517m² in a rapidly expanding residential growth area which would include a club house, 27-hole mini golf, driving range and 9-hole golf course.

We are satisfied that the proposal would benefit the local and broader communities by providing increased convenience and choice.

Negative social impacts

We note the objection from a member of the public and accept that the proposal could contribute to an increase in alcohol and gambling related harm in the local and broader communities because of the:

- higher saturation of club licences in the suburb compared to NSW
- proposed premises increasing from 1,090 m² to 13,517 m²
- additional 14 hours of gaming post-midnight proposed
- above average level of poker machine use, at-risk gamblers, and persons more likely to experience gaming related harm in the local health district.

However, we note there were no agency objections, and we are satisfied that these risk factors may be reduced by the:

- venue not being located in any crime hotspots for the categories we considered
- crime rates in the suburb and LGA being lower than NSW for the categories we considered
- alcohol attributed hospitalisations and deaths being lower in the LGA compared to NSW
- Socio-Economic Indexes for Areas (SEIFA) data indicating an above average level of socio-economic advantage and disadvantage in the suburb and LGA compared to other communities in NSW

- fact that there will be no increase in licence saturation on approval of the application
- venue being located in a Band 1 SA2
- experience of the applicant in managing licensed venues
- harm-minimisation measures outlined in the plan 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 Statement of Risks and Potential Effects
- 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 (L&GNSW), 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
- 'Acoustical Report' dated 18 July 2024 prepared by Koikas Acoustics Pty Ltd.

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 Liquor & Gaming NSW at: new.applications@liquorandgaming.nsw.gov.au if you have any questions.

Yours sincerely



Caroline Lamb

Chairperson

Independent Liquor & Gaming Authority

Schedule 1: Licence conditions to be imposed - The Greens Gledswood Hills

No.	Condition to be imposed	Description
1.	6-hour closure period	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 6 hours between 04:00 AM and 10:00 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	Good Friday: Not permitted December 24th: Normal trading Monday to Saturday 10:00 AM to 12:00 midnight on Sunday Christmas Day: Not permitted December 31st: Normal trading Monday to Saturday 10:00 AM to 12:00 midnight on Sunday
3.	Extended trading authorisation	Ground Floor Sports Bar, Bistro/Dining, Alfresco Gaming, Adult Terrace and Reception only.
4.	Non-restricted area authorisation	Whole of the licensed premises other than the Alfresco Gaming, Adult Terrace and Outdoor smoking areas (DOSA).
5.	Club functions authorisation	Whole of the licensed premises other than the Alfresco Gaming, Adult Terrace and Outdoor smoking areas (DOSA).
6.	Junior member authorisation	Whole of the licensed premises other than the Alfresco Gaming, Adult Terrace and Outdoor smoking areas (DOSA).
7.	Liquor plan of management	The premises is to be operated at all times in accordance with the Plan of Management dated 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.
8.	Overall impact	The business authorised by this licence must not operate with a greater overall 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: <ol style="list-style-type: none"> 1. obtaining the licence on 22 November 2018 2. obtaining the extended trading authorisation on 19 February 2025 (application number 1-9279827330)
9.	CCTV	<ol style="list-style-type: none"> 1. The licensee must maintain a closed-circuit television (CCTV) system on the premises in accordance with the following requirements: <ol 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: <ol 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 sub-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.

Schedule 1: Licence conditions to be revoked - The Greens Gledswood Hills

Condition to be revoked	Description
Condition 50 (<i>modernised with condition 1</i>)	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 6 hours between 3:00 AM and 9:00 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.
Condition 120 (<i>modernised with condition 2</i>)	Take away sales: Good Friday: Not permitted Christmas Day: Not permitted December 31 st : Normal trading
Condition 2010 (<i>modernised with condition 8</i>)	The business authorised by this licence must not operate with a greater overall level of social impact on the wellbeing of the local and broader community than what could be reasonably expected from the information contained in the Community Impact Statement, application and other information submitted in the process of obtaining this licence.
Condition 3010 (<i>modernised with condition 4</i>)	Non-restricted area authorisation: Applies to the restaurant, sports bar, and terraces.
Condition 3020 (<i>modernised with condition 5</i>)	Club functions authorisation: Applies to the restaurant, sports bar, and terraces.
No condition number (<i>modernised with condition 6</i>)	Junior members authorisation: Applies to the restaurant, sports bar, and terraces.
Condition 3050 (<i>modernised with condition 9</i>)	<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 six (6) frames per second,

Condition to be revoked	Description
	<p>(c) any recorded image must specify the time and date of the recorded image,</p> <p>(d) the system's cameras must cover the following areas:</p> <ul style="list-style-type: none"> i. all entry and exit points on the premises, 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.
<p>Condition 3070 (<i>modernised with condition 7</i>)</p>	<p>The premises is to be operated at all times in accordance with the Wests Group of Clubs Responsible Service of Alcohol and Responsible Conduct of Gambling House Policies 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.</p>
<p>Condition 3120 (<i>the previous development consent from 2018 outlined public holiday trading hour restrictions. The current development consent does not have a public holiday trading hour restriction</i>)</p>	<p>The licensed premises must cease to trade by 10:00 PM, on public holidays.</p>
<p>Condition 3130 (<i>the previous development consent from 2018 noted a restriction to patron capacity. The current development consent does not restrict patron capacity</i>)</p>	<p>The maximum patron capacity of the licensed premises is 615 persons.</p>