



Mr Robert Daniels  
Two Bobs Pantry  
By email to: [info@twobobsbakery.com](mailto:info@twobobsbakery.com)

7 June 2023

Dear Mr Daniels

<b>Application No.</b>	APP-0010713154
<b>Applicant</b>	Robert Daniels
<b>Application for</b>	New packaged liquor licence
<b>Application date</b>	27 October 2022
<b>Decision date</b>	19 April 2023
<b>Licence name</b>	Two Bobs Pantry
<b>Trading hours</b>	Monday to Saturday 07:30 AM – 05:00 PM Sunday 10:00 AM – 5:00 PM
<b>Premises</b>	Unit 4, 10 Yacaaba Street, Nelson Bay NSW 2315
<b>Legislation</b>	Sections 3, 11, 12, 29, 30, 31, 40, 44, 45 and 48 of the <i>Liquor Act 2007</i>

**Decision of the Independent Liquor & Gaming Authority  
Application for a packaged liquor licence – Two Bobs Pantry**

We **approve** the application above under section 45 of the *Liquor Act 2007* — with the conditions set out in Schedule 1.

**Mixed-use checkouts must be closed outside licensed hours**

Under section 103(2) of the Act, any counter or place used to sell or supply liquor under the licence, including any mixed-use checkouts in the liquor sales area, must be closed to the public outside the licensed trading hours.

**Statement of reasons**

The statement of reasons will be published on the [Liquor & Gaming NSW website](#) in accordance with section 36C of the *Gaming and Liquor Administration Act 2007*.

**If you have any questions**

Please contact the case manager, Max Costa, at [max.costa@liquorandgaming.nsw.gov.au](mailto:max.costa@liquorandgaming.nsw.gov.au) if you have any questions.

Yours sincerely

Caroline Lamb

**Chairperson**

For and on behalf of the **Independent Liquor & Gaming Authority**

## STATEMENT OF REASONS

### Our decision

We have considered the objects of the *Liquor Act 2007* (the Act) and the relevant legislative provisions and have approved the application under section 45 of the Act.

Overall, we are satisfied that the social impact of approving the application will not be harmful to the well-being of the local or broader community.

The decision achieves the aim of the Act to regulate the liquor industry to meet the community's expectations, needs, and aspirations, while also promoting a balanced and responsible development of the industry.

### Our main findings

The local community for the purposes of this decision is Nelson Bay. The broader community is the Local Government Area (LGA) of Port Stephens.

#### Positive social impacts

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

The business sells speciality food items that include homemade pickles, chutneys, jams, boutique curry pastes and cheeses and there is also provision for take-home meals, including frozen pasta and a small range of boutique and organic liquor will be sold.

#### Negative social impacts

We accept that the proposal could contribute to an increase in alcohol-related harm in the local and broader communities (such as violence, health problems or social and public amenity issues) because of the:

- one objection was received from a member of the public
- the premises is located within high-density hotspots in the suburb for non-domestic assault, malicious damage, and alcohol-related assault
- there are higher crime rates in Nelson Bay compared to NSW rates for all offence categories usually considered by the Authority, and
- there are higher rates of alcohol-attributable deaths in Port Stephens compared to NSW rates.

However, we are satisfied that these risks are reduced by the:

- relatively small size of the area in which liquor will be sold or supplied
- no agency objections were received
- SEIFA health data indicates an average level of relative socio-economic advantage and disadvantage in both Nelson Bay and Port Stephens
- there are lower saturation rates of packaged liquor licences in Nelson Bay and Port Stephens compared to NSW rates
- there are lower rates of alcohol-attributable hospitalisations in the Port Stephens compared to NSW
- the proposed trading hours are reduced compared to standard trading hours

- the applicant has consented to the specialised liquor condition in this regard, and
- the 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 community impact statement (CIS)
- The plan of the licensed premises and any authorisations.
- A 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 them.

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

Yours sincerely



Caroline Lamb

**Chairperson**

For and on behalf of the **Independent Liquor & Gaming Authority**

**Schedule 1 – Licence conditions to be imposed  
Two Bobs Pantry**

No.	Condition to be imposed	Description
1.	<b>6-hour closure</b>	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 <b>01:30 AM and 07:30 AM</b> 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.	<b>Retail Sales</b>	<p>Good Friday            Not permitted</p> <p>December 24th        Normal trading Monday to Saturday, 8:00 AM to 12:00 AM midnight Sunday</p> <p>Christmas Day        Not permitted</p> <p>December 31st        Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight Sunday</p>
3.	<b>Social Impact</b>	The business authorised by this licence must not operate with a greater overall level of social impact on the well-being of the local and broader community than what could reasonably be expected from the information contained in the Community Impact Statement, application and other information submitted in the process of obtaining the licence.
4.	<b>Liquor plan of management</b>	The premises is to be operated at all times in accordance with the Plan of Management dated <b>9 November 2022</b> 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.
5.	<b>Liquor Accord</b>	The licensee or its representative must join and be an active participant in the local liquor accord.
6.	<b>CCTV</b>	<p>1) The licensee must maintain a closed-circuit television (CCTV) system on the licensed premises (“the premises”) in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) the system must record continuously from opening time until one hour after the premises is required to close,</li> <li>(b) recordings must be in digital format and at a minimum of ten (10) frames per second,</li> <li>(c) any recorded image must specify the time and date of the recorded image,</li> <li>(d) the system’s cameras must cover the following areas: <ul style="list-style-type: none"> <li>(i) all entry and exit points on the premises, and</li> <li>(ii) all publicly accessible areas (other than toilets) within the premises.</li> </ul> </li> </ul> <p>2) The licensee must also:</p>

		<p>(a) keep all recordings made by the CCTV system for at least 30 days,</p> <p>(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</p> <p>(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>
7.	<b>Crime scene preservation</b>	<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"> <li>1) take all practical steps to preserve and keep intact the area where the act of violence occurred,</li> <li>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,</li> <li>3) make direct and personal contact with NSW Police to advise it of the incident, and</li> <li>4) comply with any directions given by NSW Police to preserve or keep intact the area where the violence occurred.</li> <li>5) 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.</li> </ol>
8.	<b>Specialised liquor products</b>	<ol style="list-style-type: none"> <li>1) The licensee must ensure that only the following liquor products are sold or supplied by the licensed business ("Business"), except as provided by clause 2: <ol style="list-style-type: none"> <li>(a) craft beer</li> <li>(b) craft spirits</li> <li>(c) boutique wines (including sparkling wines and champagne)</li> <li>(d) organic and natural liquor products</li> </ol> </li> <li>2) Other complementary liquor products, provided that those other products do not exceed more than 10% of the total product lines or 10% of the total products stocked on the premises at any one time, are also permitted.</li> <li>3) The licensee must ensure that a list of the product lines and products stocked by the Business at any one time is kept at the premises and made available for inspection on the request of a police officer, Liquor &amp; Gaming NSW inspector, or any other</li> </ol>

person authorised by the Independent Liquor and Gaming Authority.

Definitions

For the purposes of this condition:

- 1) Craft beer is defined as beer that is not generally considered to be mainstream beer, and is produced by a craft brewer:
  - (a) which is located in Australia and produces less than 40 million litres of beer per annum, or located overseas and produces less than 6 million barrels of beer per annum;
  - (b) where not more than 25 percent of the brewery is owned or controlled (or equivalent economic interest) by an industry participant that is not itself a craft brewer; and
  - (c) which will certify that the majority of its total beverage alcohol volume is in beers whose flavour derives from traditional or innovative brewing ingredients and their fermentation (flavoured malt beverages are not considered beers).
- 2) Craft spirits are defined as spirits that are not generally considered to be mainstream spirits and are:
  - (a) the product of a distillery that has maximum annual sales of less than 100,000 proof gallons or 52,000 cases, or in the case of blended spirits, the product of an independently owned and operated facility that uses any combination of traditional and innovative techniques such as fermenting, distilling, re-distilling, blending, infusing or warehousing to create products with a unique flavour profile; and
  - (b) distilled at a distillery where the spirit has either been run through a still by a craft distiller, or in the case of a blended spirit, the spirit has been distilled originally by a craft distiller.
- 3) Boutique wine is defined as wine (other than sparkling wine or champagne) that is manufactured by or on behalf of a boutique wine company which crushes and bottles 250 tonnes or less annually under its own label and is independently owned (i.e. not owned by a larger wine company at the time wine is supplied to the Business).
- 4) Boutique champagne and sparkling wine is defined as champagne or sparkling wine that is not generally considered to be mainstream champagne or sparkling wine, that is, champagne or sparkling wine that is not commonly sold by major liquor retailers.
- 5) Organic and natural liquor products are defined as:
  - (a) Organic liquors (including organic wines) that bear a recognised organic certification logo;

		<p>(b) Wine that is labelled or marketed as organic wine, and is produced from vineyards and farms that are farmed organically or to organic standards, typically with little or no additions in winemaking (whether or not the wine is certified as organic);</p> <p>(c) Wine that is labelled or marketed as natural wine, and is produced from vineyards that are farmed organically or bio-dynamically, and then produced with no additions (additives) in winemaking, including MegaPurple, tartaric acid, enzymes, malabugs, and bottled with lower levels of sulphur or without sulphur (preservative 220); and</p> <p>(d) Boutique wines that are marketed as organic, bio-dynamic or natural wines (including sparkling wine) and manufactured by or on behalf of a boutique wine company which crushes and bottles 250 tonnes or less annually under its own label and is independently owned (i.e. not owned by a larger wine company at the time the licensee purchases wine wholesale from the supplier).</p>
<b>9.</b>	<b>Liquor Display</b>	No liquor products are to be displayed within the licensed premises, other than sample products displayed in a dedicated shelf located behind the liquor sales area
<b>10.</b>	<b>Primary Purpose</b>	The primary purpose of the business or activity carried out on the premises must not be the sale or supply of liquor.
<b>11.</b>	<b>Point of Sale</b>	The point of sale system within the liquor sales area must provide price look-up codes for liquor items. A separate EFTPOS machine is to be linked to the point of sale system to be used exclusively for card purchases not including liquor.