



**APPLICATION NO:** APP-0005382612

**APPLICATION FOR:** Liquor – On Premises Restaurant & Accommodation with Primary Service Authorisation

**TRADING HOURS:** On Premises (Accommodation):  
Monday to Sunday: 5:00 AM to 5:00 AM  
On Premises (Accommodation – rooftop pool):  
Monday to Sunday: 10:00 AM to 10:00 PM  
On Premises (restaurant):  
Monday to Saturday: 10:00 AM to 11:00 PM  
Sunday: 10:00 AM to 10:00 PM  
On Premises Primary Service Authorisation:  
Monday to Saturday: 10:00 AM to 11:00 PM  
Sunday: 10:00 AM to 10:00 PM

**APPLICANT:** MEDINA PROPERTY SERVICES PTY LIMITED

**LICENCE NAME:** Vibe Hotel Sydney Darling Harbour

**PREMISES ADDRESS:** 319-325 Sussex Street SYDNEY NSW 2000

**ISSUE:** Whether a delegated Liquor Gaming & Racing employee on behalf of the Independent Liquor & Gaming Authority (ILGA) should grant or refuse an application for an On Premises with Primary Services Authorisation

**LEGISLATION** Section 45(1) of the *Liquor Act 2007*

**ILGA DELEGATED DECISION – APPLICATION FOR  
Liquor – On Premises Accommodation & Restaurant with Primary Service  
Authorisation**

**Vibe Hotel Sydney Darling Harbour**

Under delegation issued by the Independent Liquor and Gaming Authority under section 13 of the *Gaming and Liquor Administration Act 2007*, a designated Public Service employee or other Public Service employee of Liquor Gaming & Racing in the Department of Customer Service, has decided to grant the application for a On Premises Liquor Licence with Primary Services Authorisation, application number APP-0005382612.

On 19 August 2019, and after careful consideration of the application and other material, the delegate decided to approve the application, subject to the following conditions:

**Conditions imposed:**

1. 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. Consumption on premises  
Good Friday 12:00 noon - 10:00 PM (liquor can only be served with or ancillary to a meal in a dining area)  
Christmas Day 12:00 noon - 10:00 PM (liquor can only be served with or ancillary to a meal in a dining area)  
December 31st Normal opening time until normal closing time or 2:00 AM on New Year's Day, whichever is the later

Note: Trading is also allowed at other times on Good Friday and Christmas Day if authorised by an extended trading authorisation. Liquor can only be served with or ancillary to a meal in a dining area after 5:00 AM on Good Friday and Christmas Day.

3. This licence authorises the sale of liquor for consumption on the licensed premises only – at any time on any day to a resident (or a guest of a resident while in the resident's company) or to an employee of the licensee. Liquor must not be sold to a guest of a resident or to an employee of the licensee for consumption on the licensed premises, or to a resident for takeaway from the premises, between the hours of 4:00AM and 10:00AM. Liquor sold to a resident between the hours of 4:00AM and 10:00AM must only be sold or supplied for consumption in the room in which the resident is residing or staying..
4. No drinks designed to be consumed rapidly, for example 'shots', 'shooters', 'slammers', 'bombs' are to be sold or supplied at the premises.
5. The licence is authorised for the trading hours fixed by the Authority or such lesser hours as may be approved by the consent authority from time to time.
6. The licensee must maintain a closed-circuit television (CCTV) system on the premises in accordance with the following requirements:
  - (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,
  - (c) any recorded image must specify the time and date of the recorded image,
  - (d) the system's cameras must cover the following areas:
    - (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.

The licensee must also:

- (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.

#### 8. Rooftop pool and adjacent deck

The licensee must ensure that drinking vessels, including cans and bottles, in which liquor has been served, be cleared from tables, seats and floors within a reasonable time after patrons vacate these areas.

#### 9. Rooftop pool and adjacent deck

The licensee must ensure that any drink (whether or not it contains liquor) sold or supplied for consumption in the outdoor dining area of the premises, must not be served or supplied in a glass or breakable plastic container.

#### 10. Rooftop pool and deck

The licensee must ensure that only hotel residents and their guests may consume liquor within the roof-top pool licensed area.

## STATEMENT OF REASONS

### 1. Material before the ILGA delegate (DF19/005904)

The decision made by the delegate had the application, the accompanying community impact statement (CIS-Category A) and other relevant material:

- (1) Application form lodged on 11 April 2019
- (2) Category A Community Impact Statement (CIS)
- (3) Plan of proposed licensed area (Accommodation, Restaurant with PSA)
- (4) Plan of management
- (5) Certification of Advertising
- (6) Development consent for construction of a 16 storey hotel accommodation development with , hotel lobby and restaurant to Sussex Street, and 145 hotel rooms above
- (7) Council Submission – no objection providing development consent complied with
- (8) Police Submission – no objection with conditions
- (9) Applicant's consent to conditions
- (10) Notices
- (11) Evidence of completion of the relevant tiered industry training

## 2. Legislative framework, statutory objects and considerations

In determining the application, the delegate has considered relevant provisions of the Act, including the objects and considerations that are prescribed by section 3, which state:

### 3 Objects of Act

- (1) The objects of this Act are as follows:
  - (a) to regulate and control the sale, supply and consumption of liquor in a way that is consistent with the expectations, needs and aspirations of the community,
  - (b) to facilitate the balanced development, in the public interest, of the liquor industry, through a flexible and practical regulatory system with minimal formality and technicality,
  - (c) to contribute to the responsible development of related industries such as the live music, entertainment, tourism and hospitality industries.
- (2) In order to secure the objects of this Act, each person who exercises functions under this Act (including a licensee) is required to have due regard to the following:
  - (a) the need to minimise harm associated with misuse and abuse of liquor (including the harm arising from violence and other anti-social behaviour),
  - (b) the need to encourage responsible attitudes and practices towards the promotion, sale, supply, service and consumption of liquor,
  - (c) the need to ensure that the sale, supply and consumption of liquor contributes to, and does not detract from, the amenity of community life.

### 3. Statutory tests

- (1) In determining an application for a licence, under section 45(3) of the *Liquor Act 2007*, the delegate must also be satisfied that:
  - a. the applicant is a fit and proper person to carry on the business or activity to which the proposed licence relates,
  - b. practices will be in place as soon as the licence is granted that ensure, as far as reasonably practicable, that liquor is sold, supplied or served responsibly on the premises and that all reasonable steps are taken to prevent intoxication on the premises and that those practices will remain in place, and
  - c. if development consent is required under the *Environmental Planning and Assessment Act 1979* (or approval under Part 4 Division 4.1 or Part 5.1 of that Act is required), to use the premises for the purposes of the business or activity to which the proposed licence relates – that development consent or approval is in force.

- d. the proposed approved manager/licensee has completed the relevant tiered industry training as per legislative requirements.

#### **4. Community impact test**

- (1) Under section 48(5) of the *Liquor Act 2007*, the delegate must not grant a licence, authorisation or approval of a kind prescribed by section 48(2) of the Act unless the Authority is satisfied, having regards to the Community Impact Statement, where required, and any other matter the delegate is made aware of during the Application process, that the overall impact of the licence, authorisation or approval in question being granted will not be detrimental to the local or broader community.
- (2) The test applying under section 48(5) relates to delegated decisions in relation to:
  - a. the grant or removal of a small bar licence (where required),
  - b. a packaged liquor licence (limited to telephone/internet sales),
  - c. an application for extended trading hours to permit the sale of liquor after midnight in relation to a small bar (where required), an on premises relating to a restaurant that includes an application for a primary service authorisation, an on premises licence relating to a karaoke bar, a catering service or a vessel, and an application for a producer/wholesaler licence that includes an application for a drink on premises authorisation.
- (3) The Community Impact Statement provides the Authority with information about the views of relevant stakeholders and other aspects of the local community in which the proposed licensed premises is to be located. This includes, for example, the proximity of the licensed premises to hospitals or health facilities, nursing homes, schools and places of worship.
- (4) Local and Broader Community - for the purposes of this decision, the delegate is satisfied that the relevant "local community" is the community within the city of Sydney, and the "broader community" of City of Sydney Council LGA.

#### **5. Analysis of Submissions and other Materials**

- (1) Having reviewed all of the material, I am satisfied that this application for an On Premises liquor licence with Primary Service Authorisation is unlikely to result in any significant increase in alcohol-related harms in the local community.
- (2) The premises will operate as a bone fide restaurant serving meals and the kitchen will be fully operational throughout trading hours.
- (3) The licence will be exercised in accordance with the Plan of Management provided to the Authority.
- (4) I am satisfied that the applicant has provided consent to imposing the conditions contained in the licence document.

- (5) I am satisfied that the statutory advertising requirements have been met.
- (6) I am satisfied that the proposed licensee has completed the relevant licensee/approved manager tiered industry training as per legislative requirements.

## 6. Overall social impact

### (1) Positive benefits

The proposed licence will enable a restaurant serving genuine meals to increase their level of customer service and cater for the needs of various business and social groups.

### (2) Negative impacts

The nature of the licence sought means that there are unlikely to be any amenity impacts on the local community.

## 7. Conclusion

- (1) I am satisfied that procedural fairness was afforded to the applicant and interested parties regarding the decision whether or not to grant the application, as all of those required to be notified of the application were provided with the opportunity to make written submissions and all submissions received were considered and helped inform this decision.
- (2) In accordance with section 45(3)(a) of the Act I am satisfied that the proposed licensee is a fit and proper person to carry on the business or activity to which the proposed licence relates.
- (3) Having considered the venue management plan and related material, under section 45(3)(b) of the Act, I am satisfied that practices will be in place at the premises as soon as the licence is granted that ensure, as far as reasonably practicable, that all reasonable steps are taken to prevent intoxication on the premises, and that those practices will remain in place.
- (4) Consistent with section 45(3)(c) of the Act requiring development consent from the local council, I am satisfied that the required development consent or approval is in force.
- (5) In making this decision under delegation from of the Authority, all statutory objects and considerations prescribed by section 3 of the Act were considered and accordingly, I have determined to grant the liquor licence application with conditions.

Decision Date: 19 August 2019



Customer  
Service

A handwritten signature in black ink that reads 'K. McSherry'.

Kieran McSherry  
A/Coordinator (Business Licensing)

**Liquor Gaming & Racing**

**Delegate of the Independent Liquor & Gaming Authority**

**Important Information:**

In accordance with Clause 5 of the Gaming and Liquor Administration Regulation 2008, this decision is reviewable by ILGA.

The licence applicant and persons who were required to be notified of the application and who made a submission can apply for an application for review. An application for a review must be lodged with ILGA within 28 days of the date of the publication of this decision. An application fee applies. For original applicants, the review application fee is the same as the initial application fee. For non-original applicants, the application fee is \$100.

For ILGA reviews of delegated decisions, make an application for review via the Liquor and Gaming Application Noticeboard at: <https://www.liquorandgaming.nsw.gov.au/Pages/public-consultation/online-application-noticeboard/online-application-noticeboard.aspx>. The Review Application form can be accessed on line via the Application Number hyperlink.

Further information can be obtained from the Reviews page on the Liquor & Gaming website at: <https://www.liquorandgaming.nsw.gov.au/Pages/ilga/decisions-of-interest/reviews-of-decisions/reviews-of-liquor-and-gaming-decisions.aspx>