

Liquor & Gaming NSW

Application No.	APP-0014698749
Applicant	William Jude
Application for	On-premises liquor licence with restaurant class, with primary service authorisation, catering service and extended trading authorisation
Application date	10 June 2025
Licence name	Cabana Lounge
Trading hours	Restaurant with PSA Monday to Sunday 11:00 AM – 02:00 AM Catering services Monday to Sunday 11:00 Am – 02:00 AM
Premises	TENANCY 8.02, 25 MARTIN PLACE SYDNEY, NSW 2000
Legislation	Section 45(1) of the <i>Liquor Act 2007</i> Section 24 (PSA) of the <i>Liquor Act 2007</i> Section 49 (ETA) of the <i>Liquor Act 2007</i>

Under delegation issued by the Independent Liquor and Gaming Authority under section 13 of the *Gaming and Liquor Administration Act 2007*, **an authorised person** of Liquor & Gaming NSW, has **considered** the application:
On-premises liquor licence for restaurant class with primary service authorisation (PSA) and catering services – Cabana Lounge

I have determined to approve the application under the *Liquor Act 2007* (Act) — with the conditions set out in Schedule 1.

Statement of reasons

Having reviewed all the material, I am satisfied under section 48(3) of the Act that the overall impact of approving the application will not be detrimental to the well-being of the local or broader community.

Main findings

Impacted communities

For the purposes of this decision the local community is the suburb of Sydney.

The broader community is the Local Government Area (LGA) of City of Sydney.

Analysis of Submissions and statutory requirements

1. Appropriate consent is in place for alterations to the tenancy for restaurant use.
2. Council advised that they have no objection to the application.
3. A Police submission was received and considered as summarised: conditions were reviewed and were either imposed or not imposed as per Schedule 1. Police have recommended a number of conditions to be imposed. The majority of these conditions have been addressed within the venue's plan of management.
4. Transport NSW submission was received relating to the application and summarised: alcohol related information with request to have it available for viewing.
5. I am satisfied that the applicant has been provided with an opportunity to consider and comment upon the conditions contained in the licence document.
6. I am satisfied that all other statutory requirements have been met.

Positive social impacts

I am satisfied that the proposal would benefit the local and broader communities as Sydney CBD continues to evolve under the Vibrancy Act, as a place for patrons to enjoy both dining and entertainment within a thriving night-time economy.

The premises, in Martin Place, Sydney CBD, will operate over two levels to 2 AM, each night. The primary purpose is a restaurant with food always available. However, a primary service authorisation will allow the sale and supply of liquor with and without meals. Entertainment is envisaged which will include live music typically Thursday to Sunday.

Catering service will allow the premises to hold functions, occasions and events consisting of birthdays, Christmas and end of year functions, corporate events etc. The restaurant will also be open when functions are being held.

Negative social impacts

I accept that the proposal could contribute to an increase in alcohol-related harm in the local and broader communities.

I am satisfied that the business model, conditions imposed, and any other information contained in the application will ensure that the lawful operation of the premises will not be detrimental to the local or broader community.

In particular, the Plan of Management and licence conditions will serve to mitigate any potential negative impacts.

The material that was considered

I considered the following material when making a decision:

- the application material — including evidence that stakeholders and the community were notified about the application
- a Statement of Risks and Potential Effects (SoRPE)
- the plan of the licensed premises and any authorisations
- a plan of management for the licensed business
- a development consent for the premises
- stakeholder submissions and the applicant's response to them.

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 [ILGA](#) 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 ([ILGA](#)). There is a fee to lodge the application.

If you have any questions

Please contact L&GNSW at: new.applications@liquorandgaming.nsw.gov.au

28 July 2025



Kieran McSherry

Coordinator

Liquor & Gaming NSW

Schedule 1: Licence conditions - Cabana Lounge

No.	Condition imposed
1.	<p>6-hour closure period</p> <p>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 4:00 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.</p>
2.	<p>Restricted trading & NYE (except airport, catering, other public entertainment venue, vessel - std)</p> <p>Consumption on premises</p> <p>Good Friday 12:00 noon - 10:00 PM (liquor can only be served with or ancillary to a meal in a dining area)</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> <p>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.</p>
3.	<p>Liquor plan of management</p> <p>The premises is to be operated at all times in accordance with the Plan of Management dated July 2025 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>
4.	<p>Crime scene preservation condition</p> <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 & Gaming NSW website, 3) make direct and personal contact with NSW Police to advise it of the incident, and 4) comply with any directions given by NSW Police to preserve or keep intact the area where the violence occurred. <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>
5.	<p>Closed-circuit television system</p> <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:

No.	Condition imposed
	<p>(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),</p> <p>(b) recordings must be in digital format and at a minimum of ten (10) frames per second,</p> <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> <p>(i) all entry and exit points on the premises,</p> <p>(ii) the footpath immediately adjacent to the premises, and</p> <p>(iii) all publicly accessible areas (other than toilets) within the premises.</p> <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 & Gaming NSW inspector within 24 hours of any request by the police officer or Liquor & Gaming NSW inspector to provide such recordings.</p>
6.	<p>Incident register condition</p> <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> <p>(a) any incident involving violence or anti-social behaviour occurring on the premises,</p> <p>(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,</p> <p>(c) any incident that results in a person being turned out of the premises under section 77 of the Liquor Act 2007,</p> <p>(d) any incident that results in a patron of the premises requiring medical assistance.</p> <p>2) The licensee must, if requested to do so by a police officer or Liquor & Gaming NSW inspector:</p> <p>(a) make any such incident register immediately available for inspection by a police officer or Liquor & Gaming NSW inspector, and</p> <p>(b) allow a police officer or Liquor & Gaming NSW inspector to take copies of the register or to remove the register from the premises. 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>
7.	<p>The licensee or its representative must join and be an active participant in the local liquor accord.</p>

No.	Condition not imposed
1.	<p>The premise is to operate with its principal business being that of a restaurant and catering service as defined by the Liquor Act and not as a bar.</p>

No.	Condition not imposed
2.	The noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 10:00 am and close of business.
3.	The licensee shall ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood. In this regard the management shall be responsible for the control of noise, loitering and litter generated by patrons of the premises and shall ensure that people leave the premises and area in an orderly manner.
4.	(a) The Licensee shall provide a Complaints Procedure to permit complaints to be made by telephoning the Duty Manager on 02) 9571 5503. (b) The Licensee shall keep a Complaints Book. (c) Any complaint received from the public about the noise level from the licensed premises, conduct of its patrons shall be recorded in that Book. (d) In addition, the Licensee shall address any complaint received promptly, courteously and effectively. (e) The measures taken in response to any complaint shall be recorded in the Incident Book. (f) The book to be available for inspection by Police, Liquor & Gaming Inspectors and City of Sydney Council upon request.
5.	No party to the complaint proceedings is to make known to any other person not being a party, the names or addresses of any other party in the proceedings; in particular, no patron of the premises is to be informed either directly or indirectly of the identity or location of any complainant.
6.	<p>Neighbourhood Amenity</p> <p>a. The management of the premises:</p> <p>i. Shall ensure patrons do not crowd or loiter in the vicinity of the premises in such manner that pedestrian movement is obstructed or hindered.</p> <p>ii. Shall ensure that the manner in which the business of the premises is conducted and/or the behaviour of persons entering and leaving the premises does not cause undue disturbance to the amenity of the neighbourhood. In this regard, the management shall be responsible for the control of noise and litter generated by persons and/or premises operations. If so, directed by Council, the Management is to employ private security staff to ensure that this condition is complied with.</p> <p>iii. Shall record in a Register full detail of any disturbance complaint/s made by a person to management or staff in respect to the manner in which the business of the premises is conducted and/or the behaviour of persons entering or leaving the premises. Such recording will include time, date, nature of the complaint/s and any complainant details if provided.</p> <p>iv. Shall respond to any disturbance complaint/s in a timely and effective manner. All actions undertaken by management / staff to resolve such complaint/s shall be recorded in the Register.</p> <p>b. An adequate queuing system for patrons must be implemented at the main entrance of the licensed restaurant so as to ensure that if patrons are queuing to gain entry they do not obstruct or impede pedestrian traffic flow.</p>
7.	No more than four (4) alcoholic drinks may be sold, supplied or served to a patron at a time.
8.	Food of a nature and quantity consistent with the responsible sale, supply and service of alcohol must be available during liquor trade hours.
9.	No drinks commonly referred to as shots, shooters, slammer, and/or bombs are to be sold or supplied after 10pm.