

## LICENCE DETAILS

<b>Application No.</b>	APP-0011338220
<b>Application type</b>	On-premises (accommodation) liquor licence with primary service authorisation (PSA) and catering service.
<b>Trading hours</b>	<i>On-premises (accommodation) hours</i> Monday to Saturday 10:00 AM to 12:00 AM Sunday 10:00 AM to 10:00 PM <i>Primary service authorisation (PSA) hours – Level 1 Terrace</i> Monday to Sunday 10:00 AM to 10:00 PM <i>Primary service authorisation (PSA) hours and Catering service – Level 3 Rooftop Terrace</i> Monday to Saturday 10:00 AM to 12:00 AM Sunday 10:00 AM to 10:00 PM
<b>Applicant</b>	YHA NSW Ltd
<b>Licence name</b>	Sydney Harbour YHA
<b>Premises address</b>	110 Cumberland St, THE ROCKS NSW 2000
<b>Matter</b>	Whether a delegated Liquor & Gaming employee on behalf of the Independent Liquor & Gaming Authority (ILGA) should grant or refuse an application for an on-premises (restaurant) liquor licence with primary service authorisation (PSA)
<b>Legislation</b>	Section 45(1) of the <i>Liquor Act 2007</i>
<b>Decision details</b>	Under delegation issued by the Independent Liquor and Gaming Authority under section 13 of the <i>Gaming and Liquor Administration Act 2007</i> , a designated Public Service employee or other Public Service employee of Liquor & Gaming NSW in the Department of Enterprise Investment and Trade, has decided to grant the application for an on-premises liquor licence, subject to conditions set out at Schedule 1 imposed on the licence.
<b>Decision date</b>	12/10/2023
<b>Delegate details</b>	



Kieran McSherry, Coordinator  
Liquor and Gaming NSW

## **STATEMENT OF REASONS**

### **ANALYSIS OF SUBMISSIONS AND STATUTORY REQUIREMENTS**

1. Development consent from the Dept of Planning and Environment is in place for the use of the premises for use as a youth hostel.
2. Council advised that they have no objection to the liquor licence.
3. A Police submission was received and considered as summarised at **submission analysis** below.
4. One public submission was received and considered as summarised at **submission analysis**.
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 the statutory advertising requirements have been met.
7. Having reviewed all the material, I am satisfied that granting this application for a On Premises (Restaurant) liquor licence with Primary Service Authorisation will not be detrimental to the local or broader community.

### **MATERIALS CONSIDERED BY THE ILGA DELEGATE**

#### **Information considered.**

1. Application form received: 24 March 2023
2. Plan of proposed licensed area: Compliant
3. Certification of Advertising: Compliant
4. Plan of management
5. Documents
  - a) National Police Certificate: N/A
  - b) ID: N/A
  - c) RSA competency card: N/A
6. Approved Manager: Compliant
7. Licensee training: Compliant
8. Development consent: Compliant
9. Correspondence between Liquor & Gaming NSW and the applicant
10. Correspondence from Police
11. Correspondence from Council
12. Applicant's response to submissions received
13. Applicant's consent to conditions

#### **Analysis of stakeholder submissions**

1. NSW Police:

Police had initial objections to the application, however after collaboration with the applicant, there were no objections to the application which they recommended conditions are considered.

## 2. Local consent authority

Council had initial objections as the modification to the development consent had not been granted. This consent is now in place.

## 3. Public

A public submission was received objecting to the application stating there were various other venues around the area that provided liquor. There is a conflicting message with the YHA selling liquor due to the family rooms also being provided. There would also be additional noise pollution and an increase in rubbish pollution. The Plan of management forwarded by the YHA will mitigate against any potential adverse impacts on the local community.

# OVERALL SOCIAL IMPACT

## 1. Positive benefits

The granting of the licence will enable the YHA Sydney to provide liquor as part of the accommodation. Liquor will only be access on Level 1, Level 1 terrace and Level 3 rooftop terrace. As the venue is in a prime area of Sydney with expansive views over Sydney Harbour, there are ticketed events that are held, especially at New Year's Eve, in association with Tourism NSW.

## 2. Mitigation of potential negative impacts

I am satisfied that the business model, conditions imposed, and any other information contained in the application will provide 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 in granting this licence.

# CONCLUSION

1. I am satisfied that procedural fairness was afforded to the applicant and interested parties regarding the decision whether to grant the application. 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. The decision was made by the delegate having reviewed the application statement, business model and risk analysis, stakeholder submissions and other relevant material.
2. 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 will be taken to prevent intoxication on the premises, and that those practices will remain in place.
3. 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.
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.

## RELEVANT EXTRACTS FROM THE *LIQUOR ACT 2007*

### 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:

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.
  - d) the need to support employment and other opportunities in the—
    - i. live music industry, and
    - ii. arts, tourism, community and cultural sectors.

### 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.

### Community impact test

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.

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.

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.

### **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. In the case of the applicant, the fee payable is the fee applying to the original application. In all other cases, the fee is \$100.

Applications for review of ILGA delegated decisions, can be made via the [Liquor and Gaming Application Noticeboard](#). The Review Application form can be accessed online via the *make a submission* button.

Further information can be obtained from the [Reviews of liquor and gaming decisions](#) page on the Liquor & Gaming website.

## SCHEDULE 1

### Conditions considered by the ILGA delegate.

All requests to impose conditions on the licence are reviewed on a case-by-case basis and a merit-based assessment is conducted.

In considering whether a proposed condition has merit, delegates consider:

- a) whether the need for the condition has been adequately established
- b) whether the benefits of imposing the condition are likely to outweigh the costs and
- c) whether the proposed condition is proportionate to the potential harm identified.

### Sydney Harbour YHA

Licence conditions to be imposed	Licence condition details
<b>Retail closure period</b>	Section 11A of the <i>Liquor Act 2007</i> 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.
<b>Restricted trading (catering service)</b>	Restricted trading & NYE (airport, catering - std) Consumption on premises Good Friday                      Normal trading Christmas Day                  Normal trading December 31st                  Normal opening time until normal closing time or 2:00 AM on New Year's Day, whichever is the later.
<b>Restricted trading &amp; NYE (except airport, catering, other public entertainment venue, vessel - std)</b>	<b>Consumption on premises</b> 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 31 <sup>st</sup> 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.
<b>Plan of management</b>	The premises is to be operated at all times in accordance with the Plan of Management dated 11 September 2021 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 & Gaming NSW inspector, or any other person authorised by the Independent Liquor and Gaming Authority.

Licence conditions to be imposed	Licence condition details
<b>Trial period for extended hours</b>	<p>If the local consent authority does not approve the continuation of the trial period for Level 3 Rooftop Terrace after 12 October 2024 (or as may be extended from time to time), the trading hours of Level 3 Rooftop Terrace will revert to 10:00 AM to 11:00 PM Monday to Saturday and 10:00 AM to 10:00 PM Sunday.</p> <p>A copy of the relevant development consent is to be kept on the premises and made available for inspection on the request of a police officer, council officer, Liquor &amp; Gaming inspector, or any other person authorised by the Independent Liquor &amp; Gaming Authority.</p>

Proposed condition not imposed on the licence	Proposed by	Reason code (see 'List of reasons and codes for not imposing requested conditions' below this table)
<b>Liquor Accord</b> The licensee will join and be an active participant in the local liquor accord	Police	F
<b>No rapid consumption drinks</b> The following drinks must not be sold or supplied on the licensed premises: Any drink that contains more than 30 mls of spirits or liqueur and that is designed to be consumed rapidly (commonly referred to as a "shot" or a "shooter").	Police	C
<b>Security – special events</b> Security will be engaged for the duration of any special event at a ratio of 1:100. A special event includes any event that trades past midnight; any event that is ticketed or by invitation only and any event that includes attendees not staying in the accommodation of Sydney Harbour YHA, where the number of attendees is expected to exceed 100 patrons. Patron numbers to be managed to ensure security requirements are met.	Police	D
<b>Notification of special events must be provided to Police.</b> The licensee must give 14-days written notice of proposed special events to be held on the premises where liquor is sold or supplied, for events trading past midnight or ticketed/by invitation only events or events with attendees not staying in the accommodation.	Police	D

#### List of reasons and codes for not imposing requested conditions

- A** Already covered by the *Liquor Act 2007*.
- B** Already a condition in the development consent.
- C** Not a relevant condition for this licence type. Condition sought is generally only imposed on high-risk licence type or in exceptional circumstances. Exceptional circumstances have not been proposed by the person putting forward the condition.

- D** Already covered in the plan of management. Plan of management condition has been imposed.
- E** Not aligned with the business type and would impose disproportionate unnecessary financial and operational burden.
- F** Being part of a liquor accord is on a voluntary basis only. Exceptional circumstances have not been proposed by the person putting forward the condition.
- G** ILGA/L&GNSW condition wording has been imposed.