



Mr Ian Grant
9-11 Kendal Street
COWRA NSW 2794
ian@theoxley.com.au

4 April 2017

Dear Mr Cusack

APPLICATION NO: 1-5301210094

APPLICATION FOR: New hotel licence

PROPOSED TRADING HOURS: Monday to Saturday 10:00AM – 12:00AM
Sunday 10:00AM – 10:00PM
(Take away) 10:00AM – 10:00AM

APPLICANT: Mr Ian Grant

LICENSED PREMISES NAME: The Oxley

PROPOSED PREMISES LOCATION: 24-26 Kendal Street
COWRA NSW 2794 (Premises)

ISSUE: Whether to grant or refuse an application for a new (full) hotel licence associated with the surrender of a small bar licence

LEGISLATION Sections 3, 11A, 14, 40, 45, 48, *Liquor Act 2007*

**INDEPENDENT LIQUOR AND GAMING AUTHORITY DECISION – APPLICATION FOR
NEW FULL HOTEL LIQUOR LICENCE – THE OXLEY**

The Independent Liquor and Gaming Authority considered application number 1-5301210094 for a new hotel licence (Application) at its meeting on 8 March 2017 and, pursuant to section 45 of the *Liquor Act 2007*, decided to **grant** the Application subject to the following licence conditions:

1. Trading Hours

Monday to Saturday 10:00AM – 12:00AM

Sunday 10:00AM – 10:00PM

Takeaway 10:00AM – 10:00PM

- 2.** Section 11A of the Liquor Act 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.

3. Restricted trading

Consumption on premises

Good Friday	12:00 noon - 10:00 PM
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 after midnight into the early morning of Good Friday and Christmas Day if authorised by an extended trading authorisation. Trading must cease at the time specified under the authorisation. The latest time that can be specified is 5:00 AM.

Take away sales

Good Friday	Not permitted
Christmas Day	Not permitted
December 31st	Normal trading

4. 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 reasonably be expected from the information contained in the Community Impact Statement, the application and other information submitted in the process of obtaining this licence.
5. The licensee or its representative must join and be an active participant in the local liquor accord.
6. The premises must at all times be operated in accordance with the Plan of Management dated 30 January 2017 as may be varied from time to time after consultation with the Local Area Commander.
7. No gaming (poker) machines are to be kept on the licensed premises or operated from the licensed premises.
8. The LA10 noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5dB between 07:00 AM and 12:00 midnight at the boundary of any affected residence. The LA10 noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) between 12:00 midnight and 07:00 AM at the boundary of any affected residence. Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00 AM. Interior noise levels which, although restricted in accordance with the above condition, still exceed safe hearing levels, are in no way supported or condoned by the Authority.
9. CCTV footage on premises:

The Licensee shall maintain a CCTV system that meets the following minimum requirements:

- 1) A camera must be located at the main entrance to the venue and positioned to record any person entering through this entrance. The CCTV recordings of this camera must be sufficient to enable an individual to be identified, beyond reasonable doubt, when:
 - a. the person represents not less than 100% of the screen height, and
 - b. there is an unobstructed view of the person's face
- 2) In addition, CCTV cameras must be maintained throughout the premises with camera coverage to specifically record images of the following areas:

- a. all other public entrances and exits, whether or not in use at the time,
 - b. staircases,
 - c. all portions of the floor area accessible to the public where entertainment is provided,
 - d. toilet external entrances,
 - e. all public accessible areas within the premise excluding toilets and accommodation rooms,
 - f. the footpath area directly adjacent to the premises, and
 - g. courtyard and smoking areas.
- 3) The CCTV recordings of the cameras referred to in sub condition (2) must be sufficient to enable the recognition of a person. A viewer must be able to say with a high degree of certainty whether or not an individual shown is the same as someone they have seen before, when:
- a. the person represents not less than 50% of screen height, and
 - b. there is an unobstructed view of the person's face.
- 4) Camera views are not to be obstructed by temporary or permanent structures, signage or other impediments.
- 5) Camera recordings must meet the standards set in sub condition (1) and (3) at all times, either by way of camera positioning, camera shades or other environmental factors.
- 6) Recordings must:
- a. be in digital format,
 - b. record at a minimum of ten (10) frames per second, and
 - c. commence one hour prior to opening, and operate continuously until at least one hour after closing.
- 7) The correct time, date and camera identification must be automatically embedded on all recordings and be able to be read when the image is played back on a different system without interfering with the view of the target area.
- 8) Recordings should be retained for a period of 30 days before being reused or destroyed. The licensee shall ensure that no person is able to delete or alter any recordings within the 30 day period.
- 9) When the venue is open and trading, at least one person shall be at the venue who is capable of accessing the CCTV system and is able to immediately review recordings and produce copies.
- 10) Immediate access to the CCTV system and the ability to review recordings is to be granted to NSW Police, L&GNSW Officers or other regulatory officers upon request.
- 11) The CCTV system shall be able to reproduce a copy of the recordings on Compact Disc, DVD or USB memory stick and must, upon request, be provided within one working day to NSW Police, L&GNSW Officers or other regulatory officers.
- 12) Prior to the commencement of trade each day, the CCTV system shall be checked to ensure the equipment is in full operating order. If, during the daily check or at any other time, it is discovered that the equipment is not in full operating order, the licensee is to notify the Local Area Commander or delegate within two hours. All reasonable steps must be undertaken to repair the system as soon as practicable.

10. Crime Scene Preservation

Immediately after the person in charge of the Licensed Premises become aware of an incident involving an act of violence causing an injury to a person on the premises, the person must:

- 1) Take all practical steps to preserve and keep intact the area where the act of violence occurred
- 2) Retain all materials and implements associated with the act of violence in accordance with the crime scene preservation guidelines issued by the NSW Police
- 3) Make direct and personal contact with the Local Area Command or his/her delegate and advise the Commander or delegate of the incident and
- 4) Comply with any directions given by the Commander or delegate to preserve or keep intact the area where the violence occurred.


11. Neighbourhood Amenity

- 1) The Management of the premises:
 - a. Shall ensure patrons do not crowd or loiter in the vicinity of the premises in such manner that pedestrian movement is obstructed or hindered.
 - b. 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.
 - c. Shall record in a Register full details 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.
 - d. 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.
- 2) An adequate queuing system for patrons must be maintained 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.

12. No drinks commonly referred to as shots, shooters, slammer, and/or bombs are to be sold or supplied after 10.00 PM.

If you have any enquiries about this letter, please contact the case manager via email to santina.causa@justice.nsw.gov.au

Yours faithfully



Philip Crawford
Chairperson

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

STATEMENT OF REASONS

DECISION

1. The Independent Liquor & Gaming Authority (“the Authority”) is satisfied that procedural fairness was afforded to the Applicant and interested parties regarding the decision whether or not to grant the application lodged 15 November 2016 (“the Application”) for a new full hotel licence, 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. Having considered together the positive benefits and negative impacts that the Authority is satisfied are likely to flow from granting the licence, the Authority is satisfied for the purposes of section 48(5) of the *Liquor Act 2007* (“the Act”) that the overall social impact of granting the Application would not be detrimental to the well-being of the local and broader communities.
3. The Application is granted pursuant to section 45 of the Act. Pursuant to section 46 of the Act the Authority notes and accepts the Applicant’s surrender of small bar licence number LIQS220000018 currently held by the licensee at 9-11 Kendall Street Cowra in respect of the Premises.
4. In making this decision the Authority has had regard to all of the statutory objects prescribed by section 3(1) of the Act and all of the considerations to which it must have regard under section 3(2).

MATERIAL CONSIDERED BY THE AUTHORITY

5. In making this decision, the Authority has considered the Application, the related notice of surrender for the small bar licence trading as The Oxley Wine Bar that is currently held by the Applicant, the accompanying Community Impact Statement (“CIS”) for the Application and all submissions received in relation to the Application. As foreshadowed in Authority *Guideline 6*, the Authority has also had regard to relevant liquor licensing records maintained by Liquor & Gaming NSW (“LGNSW”), Bureau of Crime Statistics and Research (“BOCSAR”) crime data and Australian Bureau of Statistics (“ABS”) socio-demographic data pertaining to the local and broader communities, sourced by licensing staff from publicly available sources. The material considered pursuant to the making of this decision is listed and, in some cases, briefly summarised in the Schedule.

LEGISLATIVE FRAMEWORK

6. The legal requirements for the making of a valid application for a liquor licence are provided by section 40 of the Act and the *Liquor Regulation 2008* (“the Regulation”). The power to grant an application for a new liquor licence is provided by section 45 of the Act.
7. Section 48 of the Act and clause 10 of the Regulation require a Category B CIS to be lodged with an application for a new hotel licence and that the Authority, in making its decision, consider the CIS (as well as any other matter the Authority is made aware of during the application process) in order to determine the overall social impact of granting the Application.

8. Section 48 (5) provides that the Authority **must not** grant a licence, authorisation or approval to which a relevant application relates unless satisfied, having regard to the community impact statement and any other matter the Authority is made aware of during the application process (such as by way of reports or submissions) that the “overall social impact of the licence, authorisation or approval being granted will not be detrimental to the well-being of the local or broader community”.
9. For the purposes of this decision and consistent with its longstanding practice and its position advised in *Guideline 6*, the Authority is satisfied that the relevant “local community” is the community within the State suburb of Cowra while the “broader community” comprises the relevant Cowra Local Government Area (“Cowra LGA”).
10. When exercising functions under the Act the Authority has had regard to all of the objects and considerations set out in section 3, which states:
 - (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 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.*

KEY FINDINGS

11. The Authority is satisfied, based on the Application and CIS material before it, that for the purposes of Section 40 of the Act, the Application has been validly made and minimum procedural requirements have been satisfied.
12. The Authority is satisfied, for the purposes of section 45(3)(a) of the Act, that the Applicant is a fit and proper person to carry on the business of a licensed venue of the kind proposed in the Application. The Authority notes that no probity issues were raised with regard to the Applicant following consultation with law enforcement agencies, including NSW Police (“Police”) and LGNSW.
13. The Authority is further satisfied, for the purposes of section 45(3)(b) of the Act, that responsible service of alcohol practices will be in place with the commencement of licensed trading. This finding is made on the basis of the *Plan of Management* dated 30 January 2017.

14. The Authority is also satisfied, for the purposes of section 45(3)(c) of the Act that the proposed use of the Premises that is the subject of this Application falls within the scope of the development consent that is currently in force with regard to the Premises. This finding is made on the basis of development application (“DA”) 47/2015 as modified by Cowra Shire Council (“Council”) on 22 June 2015 and for a second time on 23 May 2016.

Social Impact – Positive Benefits

15. The Authority is satisfied that the Applicant has demonstrated a substantial positive case for the operation of a new full hotel licensed premises within the suburb of Cowra. This finding is made on the basis of the information provided about the proposal in the Application form, the CIS and additional submissions from the Applicant.
16. Noting the absence of any objection from local residents or other agencies, the Authority is satisfied that granting the Application is consistent with the “expectations, needs and aspirations” of the communities, which is a statutory object of section 3(1)(a) of the Act.
17. The Authority notes, on the basis of LGNSW licensing records that as of 23 February 2017, that the State suburb of Cowra has 7 hotel licenced premises while the Cowra LGA has 9 hotel licenced premises.
18. The Authority accepts the Applicant’s contentions made in the CIS that the new hotel will sell local wines and craft beers in a takeaway capacity to patrons and visitors, and that the market of the hotel will be predominantly boutique and targeted at a higher price point than competitors. The Applicant accepts the Applicant’s contention that the alcohol on offer at the Premises is “mostly different” to what is available in the other hotels and liquor stores in town.
19. Notwithstanding that the Applicant has not specified the specialist product lines that it will sell the Authority is satisfied that granting the Application and expanding the patron capacity of the premises, which has a history of operating in the manner of a small bar with an emphasis on wine sales, will reasonably develop, in the public interest, the liquor industry in respect of the local community in furtherance of the statutory object in section 3(1)(b) of the Act – albeit to a modest extent in light of the number and variety of incumbent licences in the local and broader community.
20. The Authority accepts, on the basis of the CIS and further submissions by the Applicant, that the hotel will operate with a restaurant, will provide entertainment at the venue limited to low level acoustic solo acts, duos and/or background music and will liaise with Cowra Tourism. While there are already several mainstream hotel facilities in the local and broader community, the Authority is satisfied granting the Application will serve to develop, in the public interest, the hospitality and entertainment industry in the local and broader community for the purposes of section 3(1)(c) of the Act.

Social Impact – Negative Impacts

21. The Applicant contends in the CIS, that this new hotel licence will “see no major change to the current small bar café and restaurant” currently operated by the

Applicant and will cause “no new impact” on the local community. The Applicant contends that the substantive changes proposed will involve an increase in maximum patron capacity from 60 to 98 and the ability to sell takeaway alcohol.

- 22.** The Authority considers that a full hotel licensed premises, whose primary purpose is to sell or supply liquor for consumption on and off the Premises, is a licence type that has increased scope (by comparison to a small bar licence) to generate adverse social impacts upon the community over time and cause disturbance to the local community and neighbourhood, whether or not such conduct rises to the level of criminality.
- 23.** The licensed trading hours sought by the Applicant are reasonably extensive across the course of the week from 10:00am to 12:00am Monday to Saturday and from 10:00am to 10:00pm Sunday. The Application proposes a 192 square metre venue with a maximum capacity of 98 persons. In relative terms it is a medium scale licensed venue that will operate within standard licensed trading hours.
- 24.** There is some cause for concern arising from socio demographic data sourced from the ABS 2011 Census for the local and broader communities, with the Socio - Economic Indexes For Areas (“SEIFA”) data indicating that the local and broader communities are somewhat disadvantaged ranked in the 2nd decile compared to other local government areas and suburbs in NSW on the Index of Relative Socio-Economic Advantage and Disadvantage (with a decile ranking of 10 being the most advantaged).
- 25.** There is also some cause for concern, arising from BOCSAR Crime Maps for the local community for the period between October 2015 and September 2016, in respect of concentrations of alcohol related offences within the local community.
- 26.** The BOCSAR report on *Crime by LGA and Alcohol Related Status* for July 2014 to June 2015 is of further concern to the Authority as an indicator of prevailing adverse social impacts (particularly with respect to alcohol related domestic violence). However, there is no evidence or information provided by Police or other agencies with a law enforcement capacity (such as LGNSW and Council) indicating any localised adverse impact involving the abuse of packaged liquor in the particular area in which the licence will operate.
- 27.** Police do not oppose the Application, but have instead proposed that a number of harm minimisation conditions be imposed upon the licence should the Applicant be granted. The Applicant has agreed to a number of those measures and has also consented to conditions proposed by licensing staff should the Application be granted. These measures are now reflected in the conditions imposed by the Authority in this decision.
- 28.** In Particular, the Applicant has consented to a condition that will not allow any gaming machines to be kept or operated on the Premises and further conditions requiring minimum specifications for CCTV coverage, compliance with the “LA10” noise control requirements, observance of NSW Police Crime Scene Preservation in the event of violence on the Premises, conditions aimed at reducing adverse

impact on neighbourhood amenity and prohibition of drinks designed for rapid consumption after 10:00pm.

29. When making this decision, the Authority has had regard to the conditions to which the licence will be subject and the reasonably detailed measures set out in the *Plan of Management* dated 30 January 2017.
30. Noting that the new hotel licence will replace an existing small bar licence, having regard to the positive history of the Premises as a small bar, and absent any adverse information about the conduct of that licensed business, the Authority is satisfied that the new licence will only moderately increase the scope for adverse social impact through greater patron capacity.
31. However, the Authority has given weight to the local knowledge of Police who have not raised any significant social impact concerns from the proposed change of licence type, including the capacity to sell liquor for consumption off the Premises.
32. The Authority is satisfied that this increase in patron capacity facilitated by the new licence is moderate and reasonable in the context of the local and broader communities.
33. On the material before it and considering the modest positive benefits and scope for negative impacts proposed by this change of licence type on the Premises the Authority is satisfied that the overall social impact of granting the Application will not be detrimental to the local or broader community.

Decision Date: 8 March 2017



Philip Crawford
Chairperson

Important Information:

In accordance with section 13A of the *Gaming and Liquor Administration Act 2007* a relevant person (the Applicant or a person who was required to be notified of the prescribed Application and who made a submission to the Authority or the Secretary in respect of the prescribed Application) who is aggrieved by this decision may apply to NCAT for an administrative review under the *Administrative Decisions Review Act 1997*.

An application to NCAT must be made within 28 days of notice of this decision being published on the liquor and gaming website <https://www.liquorandgaming.justice.nsw.gov.au/Pages/ilga/decisions-of-interest/decisions-of-interest.aspx> and be accompanied by the fee prescribed by the regulations.

For more information please contact the NCAT Registry at Level 10 John Maddison Tower, 86-90 Goulburn Street Sydney. The NCAT website is at <http://www.ncat.nsw.gov.au/>

SCHEDULE

Material before the Authority

1. ABS SEIFA data for 2011, for the suburb of Cowra and the Cowra LGA.
2. Data prepared by licensing staff based on the ABS 2011 Census data and LGNSW licensing data as of 23 February 2017, indicating that:
 - (a) The suburb of Cowra has a rate of **71.94** *packaged liquor licences* per 100,000 persons and Cowra LGA has a rate of **74.09**, compared to the NSW state wide rate of **30.8**.
3. Report on *Crime by LGA and Alcohol Related Status* obtained from published BOCSAR sources for July 2014-June 2015. This data indicates that:
 - (a) The rate of *assault police* incidents flagged by reporting Police as alcohol related across the Cowra LGA was **15.9**, below the rate of **18.2** per 100,000 for New South Wales as a whole.
 - (b) The rate of *non-domestic violence related assault* incidents flagged by reporting Police as *alcohol related* in the Cowra LGA was **365.8**, significantly higher than the State-wide rate of **144.0**.
 - (c) The rate of *domestic violence related assault* incidents recorded by reporting Police as *alcohol related* across the Cowra LGA was **254.5** per 100,000 persons, significantly higher than the New South Wales rate of **122.6** per 100,000 persons.
 - (d) The rate of *offensive behaviour* offences flagged by reporting Police as *alcohol related* across this LGA was **167.0** per 100,000 persons, significantly higher than the State-wide rate of **88.2**.
4. BOCSAR Crime Maps from October 2015 to September 2016 detailing hotspots for the concentration of offences near the location, indicating that the Premises:
 - (a) is located within a *low-density* hotspot for incidents of *domestic assault*
 - (b) is located within a *medium-density* hotspot for incidents of *non-domestic assault*
 - (c) Is located within a *high-density* hotspot for incidents of *malicious damage to property*.
5. Submission from Sergeant Mick Sullivan and Detective A/Inspector Andrew McLean, Canobolas Local Area Command ("LAC") of Police to LGNSW, dated 10 November 2016. Briefly, Police contend that they have no records casting doubt upon the integrity of the Applicant/financially interested person to be associated to the licence.
6. Police advise that the Applicant has been in constant contact with Police from the start of this process and that Police have "no concerns with the information contained in the CIS". Police note that the Application proposes a maximum patron capacity of 100 (whereas the maximum capacity for the small bar licence currently held by the Applicant is 60). Police also note the proposed increase in patron

capacity for Small Bars that has been indicated from the recent report of the Callinan Review, which would tend to negate the patron capacity restriction should it continue as a small bar. Police advise that enabling take-away liquor sales from the Premises through the grant of a hotel licence “is not a concern”.

7. Police request the imposition of two licence conditions should the Application be granted, preventing the keeping of gaming machines on the Premises and requiring the surrender of the current small bar held by the Applicant.
8. Letter from the Applicant attaching the Application form and related Surrender Application form lodged on 15 November 2016.
9. CIS form lodged on 15 November 2016.
10. When lodging the Application and CIS, and in the course of email communication with licensing staff, the Applicant has provided the following documents:
 - required consultation notices to be placed on site and sent to Council and Police;
 - notice of intention to apply for a licence;
 - floor plan highlighting the licensed area of the Premises in pink and an updated floor plan showing the proposed licensed area as well as room configuration for dining purposes;
 - Google geographical street map depicting the neighbouring premises that notification of the Application was distributed to;
 - Responsible service of alcohol competency card;
 - copy of the Applicants identification documents including passport, drivers licence, and Medicare card;
 - DA 47/2015 (Mod 1)– on 22 June 2015 Council granted consent to a section 96(1A) of the *Environmental Planning and Assessment Act 1979* modification for “Change of use of offices to food and drink premises”;
 - DA 47/2015 (Mod 2)– on 23 May 2016 Council granted consent to a section 96(1A) of the *Environmental Planning and Assessment Act 1979* modification for “Alterations and additions to a food and drink premises”;
 - Council Policy document describing the declared Alcohol Free Zones as at 3 March 2014;
 - National Police Certificate for the Applicant date 31 October 2016;
 - Signed copy of the certificate of advertising signed 16 February 2017;
 - *Plan of Management* dated 30 January 2017;
 - Food and Drinks Menu currently operating at The Oxley Wine Bar (the small bar licence currently held in respect of the Premises to be surrendered if the Application is granted);
 - Photographs of the Premises;

- Photograph of the street view of The Oxley Wine Bar (the small bar licence currently held by the Applicant).
11. Licence document for The Oxley Wine Bar (small bar licence currently held by the Applicant) as at 15 February 2017.
 12. Submission from Compliance Operations LGNSW dated 15 February 2017 advising that the Application was assessed using the Environment and Venue Assessment Tool (“EVAT”) and that LGNSW does not intend to carry out any further assessment. LGNSW advise that they support the condition sought by Police that no gaming (poker) machines are to be kept on or operated from the Premises.
 13. Email from the Applicant to licensing staff dated 16 February 2017, clarifying certain questions posed by licensing staff and agreeing to the imposition of licence conditions including a Police proposal that no gaming machines be kept on the Premises.
 14. Google Maps image including both road maps and a satellite map indicating the location of the Premises in relation to surrounding areas, provided by licensing staff on 16 February 2017 and 17 February 2017.
 15. Email communication between the Applicant and licensing staff between 17 February 2017 and 23 February 2017. The Applicant responds to questions posed by licensing staff, agrees to comply with conditions proposed in the Police submission, discusses two modifications to DA 47/2015 granted by Council in respect of the Premises on 22 June 2015 and 23 May 2016 and the definition of a ‘pub’ for planning purposes and provides copies of the modification applications and development consent notices relating to DA 47/2015.
 16. LGNSW liquor licensing records as of 23 February, 2017 indicating details for other licensed premises in the Cowra LGA.