



Ms Angela Frost
Solicitor
By email: angelamfrost@bigpond.com

11 August 2022

Dear Angela

Application No.	APP-0009872513
Applicant	DWC OPERATIONS MANAGEMENT PTY LTD
Application for	New hotel (full) licence with minors area authorisation and extended trading authorisation
Licence name	Silverwater Hotel
Trading hours	<u>Consumption on premises</u> Monday to Saturday 10:00 AM – 02:00 AM Sunday 10:00 AM – 12:00 midnight <u>Take away</u> Monday to Sunday 10:00 AM – 12:00 midnight
Premises	214 Silverwater Road SILVERWATER NSW 2128
Legislation	Sections 3, 11A, 12, 14, 15, 15A, 17, 40, 44, 45, 48, 49, 51 and 121 of the <i>Liquor Act 2007</i>

**Decision of the Independent Liquor & Gaming Authority
Application for a new hotel (full) licence with minors area authorisation and extended trading authorisation – Silverwater Hotel**

The Independent Liquor & Gaming Authority considered the application above, and decided on 15 July 2022 to **approve** the application under sections 45, 51 and 121 of the *Liquor Act 2007*, subject to imposing conditions as set out in Schedule 1.

Approved manager or individual licensee

The licence cannot be exercised unless and until the Authority or Liquor & Gaming NSW has been notified of the appointment of an approved manager to the licence, or the licence has been transferred to an individual licensee.

Concise statement of reasons

A concise statement of reasons for this decision is attached at the end of this letter.

In the interest of efficient finalisation of determined matters in a high-volume liquor and gaming jurisdiction, the Authority will only produce a detailed statement of reasons for applications which are refused, partially approved or the subject of stakeholder objections.

A concise statement of reasons is produced for non-contested applications that have been approved by the Authority, in cases where a statement of reasons is required to be published for the application under section 36C of the *Gaming and Liquor Administration Act 2007*.

The concise statement of reasons briefly sets out the material considered by the Authority, the legislative requirements, and the Authority's key findings.

If you have any questions, please contact the case manager Leonie Jennings at leonie.jennings@liquorandgaming.nsw.gov.au

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Philip Crawford', written in a cursive style.

Philip Crawford

Chairperson

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

Concise statement of reasons

Key facts

Application No.	APP-0009872513
Applicant	DWC OPERATIONS MANAGEMENT PTY LTD
Application for	New hotel (full) licence with minors area authorisation and extended trading authorisation
Licence name	Silverwater Hotel
Premises	214 Silverwater Road SILVERWATER NSW 2128
Trading hours	<u>Consumption on premises</u> Monday to Saturday 10:00 AM – 02:00 AM Sunday 10:00 AM – 12:00 midnight <u>Take away</u> Monday to Saturday 10:00 AM – 12:00 midnight
Application date	5 April 2022
Decision	Approved under sections 45, 51 and 121 of the <i>Liquor Act 2007</i>
Decision date	15 July 2022

Material considered by the Authority

The Authority has considered the following material in determining the application:

- Application material, including evidence of notification to specified stakeholders and the community about the application;
- Category B community impact statement;
- Premises plan setting out the proposed boundaries of the licensed premises and any applicable authorisations;
- Plan of management for the licensed business at the premises;
- Development consent for the premises;
- Statistics sourced from Liquor & Gaming NSW, Bureau of Crime Statistics and Research, NSW Health and Australian Bureau of Statistics in respect of the socio-economic status, liquor licence density, alcohol-related crimes rates, and health issues in the relevant local and broader communities;
- Stakeholder submissions in relation to the application, and the applicant's response to those submissions; and
- a related application for the premises for a gaming machine threshold increase with a gaming machine entitlement transfer lodged on 23 May 2022.

Legislative requirements

The Authority has considered the application in the context of the following sections of the *Liquor Act 2007*, and the associated clauses of the Liquor Regulation 2018:

- Section 3: Statutory objects of the Act and relevant considerations.
- Sections 11A and 12: Standard trading period for liquor licences and a mandatory 6-hour period during which liquor cannot be sold.
- Sections 14, 15, 15A and 17: Specific provisions in respect of a hotel licence.
- Section 40: Minimum procedural requirements for a liquor licence application to be validly made.
- Section 44: Submissions to Authority in relation to licence applications.
- Section 45: Criteria for granting a liquor licence.

- Section 48: Requirements in respect of a CIS, including a requirement that the Authority must not approve the application unless it is satisfied, having regard to the CIS and other available information, that the overall social impact of doing so will not be detrimental to the well-being of the local or broader community.
- Section 49: General provisions in respect of ETAs.
- Section 51: General provisions relating to licence-related authorisations.
- Section 121: Minors in hotels in company of responsible adult.

The Authority has also had regard to its Guideline 6 in considering the overall social impact of approving the application pursuant to section 48 of the Act.

Key findings

In accordance with its Guideline 6, the Authority finds that the relevant local community for the purposes of this decision is the suburb of Silverwater, and the broader community is the Local Government Area of Parramatta.

The Authority notes that Dooley's Waterview Club (LIQC300225283) currently operates at the premises under a lease which ceases on 16 January 2023. The applicant intends to purchase the premises on 16 January 2023, which will result in the applicant being the premises owner after that date. Additionally, the applicant has indicated that the club has agreed to lodge a removal or change of boundaries application, which would then accommodate the operation of the new hotel licence.

The Authority notes the applicant has consented to a condition which ensures the hotel licence will not be exercised at the premises until the club licence is either removed to another premises or the boundaries are changed to an area not intended to be used by the hotel as part of its licensed area. This condition was consented to by the applicant, and the Authority considers it appropriate for the condition to be imposed.

Positive social impacts

The Authority is satisfied on the material before it that the proposal set out in the application, if approved, would likely benefit the local and broader communities.

Negative social impacts

The Authority accepts that the proposal may, over time, contribute to an increase in alcohol-related harm in the local and broader communities, including alcohol-fuelled violence, health problems and/or social and amenity issues, having regard to the:

- premises seeking to operate 20 gaming machines;
- premises being permitted to operate post-midnight for a total of 12 hours per week;
- higher saturation rates of hotels in the suburb compared to the NSW state average; and
- higher than average level of alcohol-attributable deaths in the broader community compared to the NSW state average.

However, on balance, the Authority is satisfied that these risk factors are sufficiently mitigated by the following:

- absence of any objections from agency stakeholders or members of the community;
- the premises is not located in any crime-density hotspots;
- crime rates are lower across all categories compared to the NSW state average;
- the alcohol-attributable hospitalisation rates are lower in the broader community compared to the NSW state average;
- the SEIFA ranking indicates an above-average level of socioeconomic advantage in the broader community;
- the premises is in a Band 1 SA2, which carries a lower level of risk, and the gaming plan of management has been assessed as satisfactory;

- in January 2023, the hotel licence will replace an existing club licence that has unrestricted trading hours; and
- the applicant has consented to a condition which will ensure the hotel licence is not exercised until the club license is removed or the boundaries are changed.

Overall social impacts and conclusion

Having considered the positive and negative social impacts that are likely to flow from the applicant's proposal, the Authority is satisfied that the overall social impact of approving the application will not be detrimental to the well-being of the local or broader community.

The Authority is also satisfied that the other legislative requirements for the approval of the application have been met.

The Authority finds, having regard to the above, that approving the application is consistent with the statutory objects and considerations of the Act to regulate the liquor industry in line with the community's expectations, needs and aspirations, and facilitate the balanced and responsible development of the liquor industry and related industries.

Accordingly, the Authority approves the application under section 45, 51 and 121 of the Act.



Philip Crawford
Chairperson

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

Schedule 1 – Licence conditions to be imposed Silverwater Hotel

6-hour closure period

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 six (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.

Restricted trading & NYE

2. Restricted trading & NYE (std)

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.

Restricted trading & NYE (std)

3. Take away sales

Good Friday Not permitted

December 24th Normal trading Monday to Saturday,
10:00 AM to 12:00 midnight on a Sunday

Christmas Day Not permitted

December 31st Normal trading Monday to Saturday,
10:00 AM to 12:00 midnight on a Sunday

Social impact

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, application and other information submitted in the process of obtaining the extended trading authorisation on 15 July 2022.

Plan of management

5. The premises is to be operated at all times in accordance with the Plan of Management dated 11 July 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 and Gaming NSW inspector, or any other person authorised by the Independent Liquor and Gaming Authority

Liquor Accord

6. The licensee or its representative must join and be an active participant in the local liquor accord.

Incident register

7. Incident register

- 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:
 - a) any incident involving violence or anti-social behaviour occurring on the premises,
 - 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,
 - c) any incident that results in a person being turned out of the premises under section 77 of the *Liquor Act 2007*,

- d) any incident that results in a patron of the premises requiring medical assistance.
- 2) The licensee must, if requested to do so by a police officer or Liquor & Gaming NSW inspector:
 - a) make any such incident register immediately available for inspection by a police officer or Liquor & Gaming NSW inspector, and
 - b) allow a police officer or Liquor & Gaming NSW inspector to take copies of the register or to remove the register from the premises.
- 3) 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.

Crime scene preservation

- 8. 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:
 - 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 and 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.

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 (eg. crowd controller or bouncer) on or about the premises.

CCTV

- 9. Closed-circuit television system
 - 1) 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 fifteen (15) 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.
 - 2) 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.

Extended Trading

- 10. Extended Trading Authorisation: whole of the licensed premises.

Minors Area

- 11. Minors Area Authorisation: whole of the public area of the licensed premises excluding the gaming room.

Gaming Plan of Management

12. The premises is to be operated at all times in accordance with the Gaming Plan of Management dated June 2022 as may be varied from time to time after consultation with the Authority. 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.

OMCG and declared organisation

13. The licensee must not permit any person to enter the premises, or to remain on the premises, if the person is wearing or carrying any clothing, jewellery or accessory displaying:
 - (a) The name of any of the following motorcycle-related and similar organisations:
Bandidos, Black Uhlans, Coffin Cheaters, Comanchero, Finks, Fourth Reich, Gladiators, Gypsy Jokers, Highway 61, Life & Death, Lone Wolf, Mobshitters, Nomads, Odins Warriors, Outcasts, Outlaws, Phoenix, Rebels, Hells Angels, Scorpions, Mongols, Notorious, Muslim Brotherhood Movement; or any “declared organisation” within the meaning of the Crimes (Criminal Organisation Control) Act 2009.
 - (b) the colours, club patch, insignia or logo of any such organisation, or © the “1%” or “1%er” symbol, or
 - (c) any image, symbol, abbreviation, acronym or other form of writing that indicates membership of, or an association with, any of the organisations specified in point 1 (a).
 2. Any incident where a person is refused entry or removed from the premises in relation to this condition must be recorded in the incident register.
14. This hotel licence must not be exercised at the premises 214 Silverwater Road, SILVERWATER NSW 2128 until the Club Licence – LIQC300225283 is either removed to another premises or the boundaries are changed to an area not intended to be used by the hotel as part of its licensed area.