

NSW Independent Liquor & Gaming Authority

Our ref: DF25/046351

Mr Lindsay Cornish
Pyramid Liquor Consulting

25 July 2025

Dear Mr Cornish,

Application No.	APP-0014228585
Applicant	PC NEWTOWN PTY LTD
Application for	New hotel licence (general bar) and extended trading authorisation
Application date	2 January 2025
Decision date	18 June 2025
Licence name	PC Bar Newtown
Trading hours	Monday to Sunday 12:00 PM – 04:00 AM
Premises	Basement, 304-308 King Street Newtown NSW 2041
Legislation	Sections 3, 11A, 12, 14, 15, 16, 40, 44, 45, 48, 49 and 53 of the <i>Liquor Act 2007</i>

Decision of the Independent Liquor & Gaming Authority

Application for a new hotel licence (general bar) and extended trading authorisation – PC Bar Newtown

We first considered this application at the meeting of 21 May 2025 and, following consideration of further information, decided on 18 June 2025 to **approve** this application under sections 45 and 49 of the *Liquor Act 2007* (the Act) — with the conditions set out in Schedule 1. The 6-hour closure period overrides any condition of the licence.

Statement of reasons

We are satisfied that the overall impact of approving the application will be consistent with the objects of the Act and will contribute to, not detract from, the amenity of community life.

Our main findings

The local community for the purposes of this decision is the suburb of Newtown. The broader community is the Local Government Area (LGA) of Sydney.

The application for a new hotel licence (general bar) seeks to replace the existing small bar licence. The premises are located in the main entertainment sector in King Street Newtown,

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within the City of Sydney 24-hour late-night management zone, and in proximity to the Enmore Road Special Entertainment Precinct.

We are satisfied that the proposal would benefit the local and broader communities by providing increased convenience and choice.

Social impacts

We accept that the proposal could contribute to an increase in alcohol-related harm in the local and broader communities because of the:

- crime hotspots and crime rates – the proposed premises are located in high density crime hotspots for all offence types we considered, and the incident rate of all crime categories we considered is higher in the suburb and LGA than in NSW. However, the data for these crime rates may be skewed due to the suburb and LGA being high transient visitation areas
- licence density – hotel (general bar) licences, and licensed premises generally, in the suburb and LGA is higher than in NSW. However, approval of this application will not increase the overall density
- health statistics – the rate of alcohol-attributed hospitalisations in the LGA is higher than in NSW, however the rate of alcohol-attributed deaths in the LGA is lower than in NSW.

We also note that the below factors weighed in favour of approval of the application, and may also reduce some of the risks identified above:

- Socio-Economic Index for Areas (SEIFA) data indicates an above average level of socio-economic advantage and disadvantage in the suburb and LGA compared to other communities in NSW
- the operator of the licensed premises is experienced and the hotel is subject to a liquor plan of management as well as the noise abatement requirements of the DA
- harm-minimisation measures are outlined in the plan of management and appropriate licence conditions have been imposed, as set out in Schedule 1.

Due to the objections raised by members of the public in relation to noise concerns, and the existing small bar having been subject to several noise complaints during the extended trading period, we have imposed additional sound, noise and queue management conditions to support the good order and amenity of the community.

The material we considered

We considered the following material when making our decision:

- the legislation
- the application material — including evidence that stakeholders and the community were notified about the application
- a Statement of Risks and Potential Effects
- the plan of the licensed premises and any authorisations
- a plan of management for the licensed business
- a development consent for the premises
- statistics from Liquor & Gaming NSW, Bureau of Crime Statistics and Research, NSW Health and Australian Bureau of Statistics on the socio-economic status, liquor licence density, alcohol-related crimes rates and health issues in the local and broader communities
- stakeholder submissions and the applicant's response to them.

We also considered [Guideline 6](#) to assess the likely overall impact to the local and broader community.

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

For more information, please contact the NCAT Registry at Level 10 John Maddison Tower, 86-90 Goulburn Street Sydney or visit the NCAT website.

If you have any questions

Please contact Liquor & Gaming NSW at: new.applications@liquorandgaming.nsw.gov.au if you have any questions.

Yours sincerely



Caroline Lamb

Chairperson

Independent Liquor & Gaming Authority

Schedule 1: Licence conditions to be imposed - PC Bar Newtown

No.	Condition to be imposed	Description
1.	6-hour closure	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.
2.	Restricted trading & NYE	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 31 st : 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.
3.	Overall impact	The business authorised by this licence must not operate with a greater level of overall impact on the well-being of the local and broader community than what could reasonably be expected from the information contained in the application and other information submitted in the process of obtaining the licence and extended trading authorisation on 18 June 2025.
4.	Liquor plan of management	The premises is to be operated at all times in accordance with the Plan of Management dated 23 April 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.
5.	Liquor accord	The licensee or its representative must join and be an active participant in the local liquor accord.
6.	CCTV	1. The licensee must maintain a closed-circuit television (CCTV) system on the licensed 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 <i>ten (10)</i> 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

No.	Condition to be imposed	Description
		<p>iii. all publicly accessible areas (other than toilets) within the premises.</p> <p>2. The licensee must also:</p> <ol style="list-style-type: none"> keep all recordings made by the CCTV system for at least 30 days, ensure that the CCTV system is accessible at all times the system is required to operate pursuant to sub-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 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.
7.	Crime scene preservation	<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"> take all practical steps to preserve and keep intact the area where the act of violence occurred, 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, make direct and personal contact with NSW Police to advise it of the incident, and 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>
8.	Incident register	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> any incident involving violence or anti-social behaviour occurring on the premises, 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, any incident that results in a person being turned out of the premises under section 77 of the <i>Liquor Act 2007</i>, any incident that results in a patron of the premises requiring medical assistance.

No.	Condition to be imposed	Description
		<p>2. The licensee must, if requested to do so by a police officer or Liquor & Gaming NSW inspector:</p> <ol style="list-style-type: none"> make any such incident register immediately available for inspection by a police officer or Liquor & Gaming NSW inspector, and 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.
9.	Complaints register	<ol style="list-style-type: none"> A complaints register is to be maintained at the premises at all times which records the following: <ol style="list-style-type: none"> the name and number of the complainant the time and date on which the complaint was received the nature of the complaint, and the measures taken to resolve the complaint. Details of complaints received, either in person or over the phone, must be: <ol style="list-style-type: none"> recorded in the complaints register, and reported to the duty manager. A mobile or dedicated contact number for the duty manager is to be published on the hotel's website, and on a sign to be posted at the premises entrance. If requested, the duty manager's contact details must be provided to complainants. A messaging service must be in place if the dedicated contact number is unattended.
10.	Extended Trading	Extended Trading Authorisation: The whole of the licensed premises.
11.	LA10 Noise levels	<p>The LA10 noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre (31.5Hz – 8 kHz inclusive) by more than 5dB between 07:00am and 12:00 midnight at the boundary of any affected residence.</p> <p>The LA10 noise level emitted from the licensed premise shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8Khz inclusive) between midnight and 7:00am at the boundary of any affected residence.</p> <p>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 07:00am.</p> <p>For the purposes of this condition the LA10 can be taken as the average maximum deflection of the noise emission from the licensed premises (A-weighted).</p>
12.	Trial period for extended hours	If the local consent authority does not approve the continuation of the trial period in the development consent after 09 April 2027 (or as may be extended from time to time), the trading hours of the premises will revert to 12:00

No.	Condition to be imposed	Description
		<p>PM to 02:00 AM Sunday to Saturday.</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 & Gaming inspector, or any other person authorised by the Independent Liquor & Gaming Authority.</p>
13.	Sound and noise management	<ol style="list-style-type: none"> 1. The licensee must ensure that: <ol style="list-style-type: none"> a. any DJ or other live music provider is made aware of the need to control noise to surrounding residences prior to any performance, b. a daily sound test is conducted at approximately the same time each day to ensure noise levels in the centre of the venue do not exceed 100dB L01,1min at 63Hz, 105dB L01,1min at 125Hz and 95dB(A) LAeq,1min; c. a log must be kept of each sound test noting the time of the test, staff member who conducted the test and the noise level; and d. the duty manager, sound engineers/technicians as well as other venue staff have access to the sound system control APP; which is to be used to reduce music noise from the venue if necessary. 2. Any noise complaints received must be recorded in the complaints register and investigated by the duty manager. Corrective actions to address these complaints must also be recorded in the register.
14.	Queue management	<ol style="list-style-type: none"> 1. Staff and/or security personnel will take all reasonable steps to minimise physical queuing outside of the premises. 2. The venue is to maintain and utilize an electronic queuing system when the venue is full through which patrons seeking entry may be notified by electronic messages when venue capacity becomes available. 3. When required, staff and/or security personnel may erect bollards to facilitate a queue of not more than ten prospective patrons at any time. Staff and/or security personnel must monitor the queue whenever present. 4. Staff and/or security personnel must advise persons in the queue to not engage in loud conversation, and must ensure patrons do not otherwise congregate in front of the premises or disturb the amenity of local residents. 5. Staff and/or security personnel must ensure the sound lock system is utilised to insulate sound within the venue from the street and surrounding premises when patrons enter or leave the premises.