

# NSW Independent Liquor & Gaming Authority

Our ref: DF25/047136

Mr Tony Schwartz  
BSV Lawyers

25 August 2025

Dear Mr Schwartz

Application No.	1-9451134142
Applicant	BWS - Beer Wine Spirits
Application for	Packaged liquor licence removal
Application date	24 April 2025
Decision date	16 July 2025
Licence name	BWS - Beer Wine Spirits
Licence number	LIQP770017141
Trading hours	Monday to Saturday 09:00 AM – 10:00 PM Sunday 10:00 AM – 09:00 PM
Current premises	100 Hampden Road Artarmon NSW 2064
Proposed premises	71-77 Penshurst Street Willoughby NSW 2068
Legislation	Sections 3, 11A, 12, 29, 40, 44, 45, 48, 53, 59 and 123 of the <i>Liquor Act 2007</i>

## Decision of the Independent Liquor & Gaming Authority

### Application for a packaged liquor licence removal – BWS - Beer Wine Spirits

We **approve** the application above under section 59 of the *Liquor Act 2007* (the Act) — with the conditions set out in Schedule 1.

## 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 not detract from the amenity of community life.

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## **Our main findings**

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

The applicant is seeking to remove the licence to a small area within the premises at 71-77 Penshurst Street, Willoughby where it will remain in 'cease to trade' pending removal to another location pursuant to a future application.

We are satisfied that the overall impact of approving the application will not be detrimental to the well-being of the local or broader community.

## ***Social impacts***

We note that the below factors weigh in favour of approval of the application the licence will remain dormant with a condition imposed that prohibits the licence from being exercised in the proposed location

- there were no government agency or local community objections to the application
- the licence conditions to be imposed, as set out in Schedule 1.

## **The material we considered**

We considered the following material when making our decision:

- the application material — including evidence that stakeholders and the community were notified about the application
- the legislation
- a Statement of Risks and Potential Effects
- the plan of the licensed premises and any authorisations
- a development consent for the premises
- stakeholder submissions and the applicant's response to them
- liquor licence document for LIQP770017141

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](mailto:new.applications@liquorandgaming.nsw.gov.au) if you have any questions.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Caroline Lamb".

Caroline Lamb

**Chairperson**

**Independent Liquor & Gaming Authority**

### **Schedule 1: Licence conditions to be imposed - BWS - Beer Wine Spirits**

<b>No.</b>	<b>Condition to be imposed</b>	<b>Description</b>
1.	Licence must not be exercised	The licence must not be exercised at 71-77 Penshurst Street, Willoughby.