

NSW Independent Liquor & Gaming Authority

Our ref: DF25/047132

Mr Zac Zielenski, Mr Grant Cusack
Hatzis Cusack Lawyers

25 August 2025

Dear Mr Zielenski

Application No.	APP-0014599888
Applicant	SHAW ESTATE PTY LTD
Application for	New packaged liquor licence
Application date	1 April 2025
Decision date	16 July 2025
Proposed licence name	Shaw Estate
Proposed trading hours	Monday to Saturday 10:00 AM – 12:00 AM Sunday 10:00 AM – 10:00 PM
Approved trading hours	Monday to Sunday 10:00 AM – 10:00 PM
Proposed premises	34 Isabel Drive Murrumbateman NSW 2582
Legislation	Sections 3, 11A, 12, 29, 40, 44, 45, 48, 53, 114 and 123 of the <i>Liquor Act 2007</i>

Decision of the Independent Liquor & Gaming Authority

Application for a new packaged liquor licence – Shaw Estate

We **partially approve** the application above under section 45 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.

The partial approval relates to the trading hours. The business already operates as a restaurant until midnight, however we have approved trading hours for the packaged liquor licence until 10pm only due to the concerns raised by NSW Health.

Approved manager or individual licensee

The licence cannot be exercised until the Authority or Liquor & Gaming NSW is notified that:

- the licence is transferred to an individual licensee, or an approved manager is appointed; and

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- the licensee or approved manager is a suitable and qualified person.

Statement of reasons

We are satisfied that the overall impact of partially 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 Murrumbateman. The broader community is the Local Government Area (LGA) of Yass Valley.

The applicant seeks to operate a new packaged liquor licence to display and sell wine from a designated section of the bar/counter within Building 2 at the Shaw Estate in Murrumbateman.

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:

- licence saturation – the rate of packaged liquor licences is higher in the suburb and LGA than in NSW
- health statistics – the rate of alcohol-attributed deaths in the LGA is higher than in NSW, while the rate of alcohol-attributed hospitalisations in the LGA is lower than in NSW
- crime hotspots and crime rates– the premises are not located in crime hotspots, however the incident rate of all crime categories we considered is lower in the suburb than in NSW

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

- there is a small liquor sales area within an existing restaurant with liquor sold restricted to the 'Shaw Estate' label and other labels owned by the business
- there was no objection from the NSW Police, local council or the wider community
- 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.¹
- the harm-minimisation measures outlined in the plan of management and licence conditions, as set out in Schedule 1.

¹ Research shows that the association between liquor outlet density and assaults is stronger in areas with higher percentages of ATSI and in areas with lower socio-economic status (Association of liquor outlet density with domestic and non-domestic assault in New South Wales; Jiang, H., Riordan, B., Laslett, A-M., Livingston, M., Lee, K., James, D., Stearne, A., & Room, R. (2024))

We note that the business already operates as a restaurant until midnight. Due to the objection raised by NSW Health with concerns relating to high rates of alcohol-related deaths and consumption in the area, we decided to limit trading hours until 10pm.

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 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
- liquor licence for LIQ0624013411 for Shaw Vineyard Estate Restaurant.

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 than 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 - Shaw Estate

No.	Condition to be imposed	Description
1.	6-hour closure period	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 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.	Take away sales	Good Friday: Not permitted December 24th: Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on Sunday Christmas Day: Not permitted December 31st: Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on Sunday
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.
4.	Plan of Management	The premises is to be operated at all times in accordance with the Plan of Management dated March 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	<ol style="list-style-type: none"> The licensee must maintain a closed-circuit television (CCTV) system at the supermarket/general store in accordance with the following requirements: <ol style="list-style-type: none"> the system must record continuously from opening time until one hour after the supermarket/general store is required to close, recordings must be in digital format and at a minimum of ten (10) frames per second, any recorded image must specify the time and date of the recorded image, the system's cameras must cover the following areas: <ol style="list-style-type: none"> all entry and exit points to the supermarket/general store, and all publicly accessible areas (other than toilets) within the liquor sales area. The licensee must also: <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

No.	Condition to be imposed	Description
		<p>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</p> <p>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.</p>
7.	Specialised liquor products	<p>The licensee must ensure that only the following liquor products are sold or supplied by the licensed business ("Business"):</p> <ul style="list-style-type: none"> - Liquor products packaged under Shaw Estate label or under other labels owned by the Business.