

NSW Independent Liquor & Gaming Authority

Our ref: DF25/055402

Mr Tony Schwartz
BSV Liquor and Gaming Lawyers

8 September 2025

Dear Mr Schwartz

Application No.	1-9437346897
Applicant	James Alexander Scot-Mackenzie
Application for	Packaged liquor licence removal
Application date	10 April 2025
Decision date	20 August 2025
Licence name	BWS – Beer Wine Spirits
Licence number	LIQP700382589
Current trading hours	Monday to Saturday 05:00 AM – 12:00 AM Sunday 10:00 AM – 10:00 PM
Proposed trading hours	Monday to Sunday 10:00 AM – 05:00 PM
Current premises	24 Nelson & Smart Streets Fairfield NSW 2165
Proposed premises	180 Railway Parade Cabramatta NSW 2166
Legislation	Sections 3, 11, 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. A revoked condition is set out in Schedule 2. The 6-hour closure period overrides any condition of the licence.

Statement of reasons

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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 Cabramatta. The broader community is the Local Government Area (LGA) of Fairfield.

The applicant is seeking to remove the BWS licence from Fairfield to the BWS premises in Cabramatta so that it can be stored in a dormant capacity in a 1m² area.

Social impacts

The licence may not be exercised at the proposed premises therefore no negative social impacts are associated with the removal. The licence remains subject to the conditions 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
- 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
- L&GNSW compliance materials
- 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 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

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

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 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.
2.	Retail sales	Good Friday: Not permitted December 24 th : Normal trading Monday to Saturday, 8:00 AM to 12:00 midnight Sunday Christmas Day: Not permitted December 31 st : Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight Sunday
3.	Licence must not be exercised	The licence must not be exercised at 180 Railway Pde, Cabramatta, NSW, 2166

Schedule 2: Licence condition to be revoked – BWS – Beer Wine Spirits

Condition to be revoked	Reason
Retail sales Good Friday: Not permitted December 24 th : Normal trading Monday to Saturday, 8:00 AM to 12:00 midnight Sunday Christmas Day: Not permitted December 31 st : Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight Sunday	To be replaced with updated condition #2 imposed above.