

# NSW Independent Liquor & Gaming Authority

Our ref: DF26/037049

Mr Jonathon Middleby

7 August 2026

Dear Mr Middleby

|                        |                                                                                                                                      |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Application No.        | SR0001499132 - change of licenced premises boundaries<br>APP-0015710674 - new hotel (general bar) with minors' area<br>authorisation |
| Applicant              | Mathew Dunlop Middleby                                                                                                               |
| Application for        | Change of licenced premises boundaries and new hotel (general<br>bar) licence with minors' area authorisation (Pioneer Ridge Hotel)  |
| Application date       | 25 February 2026                                                                                                                     |
| Decision date          | 15 July 2026                                                                                                                         |
| Licence name           | Pioneer Ridge Estate Winery                                                                                                          |
| Licence No.            | LIQW824014823                                                                                                                        |
| Proposed licence name  | Pioneer Ridge Hotel                                                                                                                  |
| Proposed trading hours | Monday to Sunday 10:00 AM – 11:00 PM                                                                                                 |
| Proposed premises      | 142 Kindlebark Drive<br>Medowie NSW 2318                                                                                             |
| Legislation            | Sections 3, 11A, 12, 14, 15, 16, 33, 40, 44, 45, 47B, 50, 72I and 121<br>of the <i>Liquor Act 2007</i>                               |

## Decision of the Independent Liquor & Gaming Authority

### **Application for a change of licenced premises boundaries and a new hotel (general bar) licence with minors' area authorisation – Pioneer Ridge Estate Winery (Pioneer Ridge Hotel)**

We **approve** the application above under section 45 and 72I of the *Liquor Act 2007* (**the Act**) — with the conditions set out in Schedule 1 and Schedule 2. 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 not be detrimental to the wellbeing of the local or broader community.

### Our main findings

The local community for the purposes of this decision is the suburb of Medowie. The broader community is the Local Government Area (**LGA**) of Port Stephens.

The applicant sought approval for a new general bar hotel licence for the proposed Pioneer Ridge Hotel in Medowie, together with boundary changes to relocate an existing producer wholesaler licence. The proposed venue will operate as a bar, restaurant and boutique accommodation venue, with no gaming machines or takeaway liquor sales.

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

### *Social impacts*

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

- incidence of alcohol-related domestic assault being higher in the suburb and LGA than the rates for NSW and the incidence of alcohol-related non-domestic assault and malicious damage being higher in the LGA than the rates for NSW<sup>1</sup>
- higher saturation rate of hotel (general bar) licences in the LGA than the rate for NSW
- incidence of alcohol-attributed deaths being higher in the LGA than the rate for NSW
- relatively high proportion of residents who identify as Aboriginal and Torres Strait Islander (**ATSI**) in both the suburb and the LGA.<sup>2</sup>

We considered the following objections:

- public objections raised concerns that the proposal was not suitable for a residential area and could negatively affect local residents through increased traffic, parking pressures, noise, light spill, antisocial behaviour, and community safety issues. Objectors were particularly concerned about the proximity of the premises to an over-55s community and questioned whether adequate consultation had occurred with nearby residents.

We had regard to the applicant's response to the objections, including its submissions that the hotel forms part of a development already approved by Council, and that potential noise, traffic and parking impacts have been assessed and can be appropriately managed. We also had regard to the applicant's response that the venue will operate as a low-impact, community-focused hospitality venue, and that the proposal will provide local services, employment opportunities, and other benefits to the growing Medowie community.

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<sup>1</sup> High levels of hotel outlet-density, and highly concentrated clusters of hotels in an area, have been shown to be positively associated with higher rates of alcohol-related non-domestic assault (Livingston, 2008a, 2008b; Jiang et al., 2023).

<sup>2</sup> 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. (2023)).

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

- no objections were received from government agencies
- public submissions supported the proposal on the basis that it would meet a clear community need by providing a safe and modern venue for dining, socialising, and entertainment, reducing the need for residents to travel outside the area, creating local jobs and economic benefits, and supporting the continued growth of the Medowie community
- the venue not being in a crime hotspot for all categories considered
- the incidence of alcohol-related non-domestic assault, malicious damage to property, and alcohol-related disorderly conduct being lower in the suburb than the rate for NSW
- the incidence of alcohol-related disorderly conduct being lower in the LGA than the rate for NSW
- the saturation rate of hotel (full) licences in the LGA being lower than the rate for NSW and the absence of hotel (general bar) licences in the suburb
- the incidence of alcohol-attributed hospitalisations being lower in the LGA than the rate for NSW
- the producer wholesaler licence not being exercised within its new boundary
- the LGA being a significant tourist destination, with local, state, national and international visitation, increasing the population of the area compared to the local residential population. This additional visitation above the residential population may skew both crime and licence saturation statistics
- the harm-minimisation measures outlined in the plan of management and licence conditions, as set out in Schedule 1 and Schedule 2, which may mitigate the risk of alcohol-related harm.

### **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
- the certificate of advertising
- the Statement of Risks and Potential Effects
- the plan of the licensed premises and any authorisations
- the plan of management for the licensed business
- the development consent for the premises
- harm minimisation and community impact data report
- the licence document
- the saturation map
- 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](mailto:new.applications@liquorandgaming.nsw.gov.au) if you have any questions.

Yours sincerely



Caroline Lamb

**Chairperson**

**NSW Independent Liquor & Gaming Authority**

### Schedule 1: Licence conditions to be imposed - Pioneer Ridge Estate Winery

| No. | Condition to be imposed     | Description                                                                                                                                          |
|-----|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Dormant Capacity of Licence | This Licence LIQW824014823 at 142 Kindlebark Drive Medowie NSW 2318 is to be held in a dormant capacity as per the approved plan dated 15 July 2026. |

### Schedule 2: Licence conditions to be imposed - Pioneer Ridge Hotel

| 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 <b>4:00 AM and 10:00 AM</b> 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.  | Consumption on premises   | Good Friday: 12:00 noon - 10:00 PM<br>Christmas Day: 12:00 noon - 10:00 PM (liquor can only be served with or ancillary to a meal in a dining area)<br>December 31 <sup>st</sup> : Normal opening time until normal closing time or 2:00 AM on New Year's Day, whichever is the later<br>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.  | Liquor plan of management | The premises is to be operated at all times in accordance with the Plan of Management dated <b>29 May 2026</b> 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.                                                                                                           |
| 4.  | Overall impact            | The business authorised by this licence must not operate with a greater overall 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.                                                                                                                                                                                                                                        |
| 5.  | Liquor accord             | The licensee or its representative must join and be an active participant in the local liquor accord.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 6.  | Complaints register       | 1. A complaints register is to be maintained at the premises at all times which records the following:<br>a. the name and number of the complainant                                                                                                                                                                                                                                                                                                                                                                                                                   |

| No. | Condition to be imposed  | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|     |                          | <ul style="list-style-type: none"> <li>b. the time and date on which the complaint was received</li> <li>c. the nature of the complaint, and</li> <li>d. the measures taken to resolve the complaint.</li> </ul> <p>2. Details of complaints received, either in person or over the phone, must be:</p> <ul style="list-style-type: none"> <li>a. recorded in the complaints register, and</li> <li>b. reported to the duty manager.</li> </ul> <p>3. 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 7.  | CCTV                     | <p>1. The licensee must maintain a closed-circuit television (CCTV) system on the premises in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>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),</li> <li>b. recordings must be in digital format and at a minimum of ten (10) frames per second,</li> <li>c. any recorded image must specify the time and date of the recorded image,</li> <li>d. the system's cameras must cover the following areas: <ul style="list-style-type: none"> <li>i. all entry and exit points on the premises,</li> <li>ii. the footpath immediately adjacent to the premises, and</li> <li>iii. all publicly accessible areas (other than toilets) within the premises.</li> </ul> </li> </ul> <p>2. The licensee must also:</p> <ul style="list-style-type: none"> <li>a. keep all recordings made by the CCTV system for at least 30 days,</li> <li>b. 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</li> <li>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.</li> </ul> |
| 8.  | Crime scene preservation | 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:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| No. | Condition to be imposed | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|     |                         | <ol style="list-style-type: none"> <li>1. take all practical steps to preserve and keep intact the area where the act of violence occurred,</li> <li>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,</li> <li>3. make direct and personal contact with NSW Police to advise it of the incident, and</li> <li>4. comply with any directions given by NSW Police to preserve or keep intact the area where the violence occurred.</li> </ol> <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 9.  | Incident register       | <ol style="list-style-type: none"> <li>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: <ol style="list-style-type: none"> <li>a. any incident involving violence or anti-social behaviour occurring on the premises,</li> <li>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,</li> <li>c. any incident that results in a person being turned out of the premises under section 77 of the Liquor Act 2007,</li> <li>d. any incident that results in a patron of the premises requiring medical assistance.</li> </ol> </li> <li>2. The licensee must, if requested to do so by a police officer or Liquor &amp; Gaming NSW inspector: <ol style="list-style-type: none"> <li>a. make any such incident register immediately available for inspection by a police officer or Liquor &amp; Gaming NSW inspector, and</li> <li>b. allow a police officer or Liquor &amp; Gaming NSW inspector to take copies of the register or to remove the register from the premises.</li> </ol> </li> <li>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.</li> </ol> |