

Ms Ellana Anne Bickerdike  
Albion Hotel

By email to: [REDACTED]

15 August 2023

Dear Ms Bickerdike

<b>Application No.</b>	1-8446799613 - ETA 1-8438364652 – COC
<b>Applicant</b>	THE ALBION HOTEL INVESTMENTS PTY LTD
<b>Application for</b>	Amendment (Hotel) – extended trading authorisation and change of conditions
<b>Application date</b>	25 October 2022
<b>Decision date</b>	21 June 2023
<b>Licence name</b>	Albion Hotel
<b>Licence number</b>	LIQH400111339
<b>Proposed trading hours</b>	Consumption on premises Monday to Thursday 10:00 AM – 12:00 midnight Friday to Saturday 10:00 AM – 01:00 AM Sunday 10:00 AM – 10:00 PM Takeaway sales Monday to Saturday 10:00 AM – 12:00 midnight Sunday 10:00 AM – 10:00 PM
<b>Current trading hours</b>	Consumption on premises Monday to Saturday 10:00 AM – 12:00 midnight Sunday 10:00 AM – 10:00 PM Takeaway sales Monday to Saturday 10:00 AM – 12:00 midnight Sunday 10:00 AM – 10:00 PM
<b>Premises</b>	277 Parker Street Cootamundra NSW 2590
<b>Legislation</b>	Sections 3, 11A, 12, 14, 15, 40, 44, 45, 48, 49, and 121 of the <i>Liquor Act 2007</i>

**Decision of the Independent Liquor & Gaming Authority**  
**Application for an amendment (hotel) – extended trading authorisation and**  
**change of conditions – Albion Hotel**

We **approve** the application above under section 45 of the *Liquor Act 2007* — with the conditions set out in Schedule 1.

**Statement of reasons**

The statement of reasons will be published on the [Liquor & Gaming NSW website](https://www.ilga.nsw.gov.au) in accordance with section 36C of the *Gaming and Liquor Administration Act 2007*.

**If you have any questions**

Please contact the case manager, Wendy Yeung, at [Wendy.Yeung@liquorandgaming.nsw.gov.au](mailto:Wendy.Yeung@liquorandgaming.nsw.gov.au) if you have any questions.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Caroline Lamb', with a stylized flourish at the end.

Caroline Lamb

**Chairperson**

For and on behalf of the **Independent Liquor & Gaming Authority**

## STATEMENT OF REASONS

### Our decision

We have considered the objects of the *Liquor Act 2007* (the Act) and the relevant legislative provisions and have approved the application under section 45 of the Act.

Overall, we are satisfied that the social impact of approving the application will not be harmful to the well-being of the local or broader community.

The decision achieves the aim of the Act to regulate the liquor industry to meet the community's expectations, needs, and aspirations, while also promoting a balanced and responsible development of the industry.

### Our main findings

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

#### Positive social impacts

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

#### Negative 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:

- indication of rates of alcohol-related domestic and non-domestic assault, and alcohol-related disorderly conduct in Cootamundra being higher in comparison to Gundagai and the rest of NSW
- indication of the rate of malicious damage to property in Cootamundra being higher compared to the Gundagai LGA
- indication of below average levels of socio-economic advantage in Cootamundra compared to the rest of the state
- high percentage of vulnerable populations in both Cootamundra and the Gundagai LGA.

However, we are satisfied that these risks may be reduced by the:

- extended hours only totalling an extra 2 hours per week
- possible skewing of crime rates due to the low populations in both Cootamundra and Gundagai LGA
- harm-minimisation measures outlined in the plan of management and licence conditions, 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
- a community impact statement (CIS)
- 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 them.

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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Caroline Lamb', written in a cursive style.

Caroline Lamb

**Chairperson**

For and on behalf of the **Independent Liquor & Gaming Authority**

## Schedule 1 – Licence conditions to be imposed Albion Hotel

No.	Condition to be imposed	Description
1.	<b>6-hour closure</b>	Section 11A of the <i>Liquor Act 2007</i> applies to this licence. Liquor must not be sold by retail on the licensed premises for a continuous period of six (6) hours between <b>04:00 AM</b> and <b>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.		No person is to be admitted to the premises after 12:00 AM until close.
3.	<b>CCTV</b>	<ol style="list-style-type: none"> <li>1) The licensee must maintain a closed-circuit television (CCTV) system on the premises in accordance with the following requirements: <ol 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 <b>ten (10)</b> 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: <ol 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> </ol> </li> </ol> </li> <li>2) The licensee must also: <ol 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 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.</li> </ol> </li> </ol>
4.	<b>Extended trading</b>	Extended Trading Authorisation: <b>whole of the licensed</b> premises as marked on the premises plan.
5.	<b>Minors area</b>	Minors Area Authorisation: <b>areas marked in blue as shown</b> on the premises plan dated 21 June 2023.
6.	<b>Plan of management</b>	The premises is to be operated at all times in accordance with the Plan of Management dated <b>23 December 2022</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.
7.	<b>Social impact</b>	The business authorised by this licence must not operate with a greater overall level of social impact on the wellbeing of the local and broader community than what could reasonably be expected from the

No.	Condition to be imposed	Description
		information contained in the Community Impact Statement, application and other information submitted in the process of obtaining this extended trading authorisation / varying this extended authorisation on 21 June 2023.
8.	<b>No rapid consumption drinks</b>	The following drinks must not be sold or supplied on the Licensed Premises after 12:00 AM midnight: Any drink that contains more than 30ml of spirits or liqueur and that is designed to be consumed rapidly (commonly referred to as a “shot” or a “shooter”).
9.	<b>Crime scene preservation</b>	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: <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> 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 (eg. crowd controller or bouncer) on or about the premises.
10.	<b>Incident register</b>	<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>

No.	Condition to be imposed	Description
11.	<b>Gambling activities</b>	No gambling services may be operated on the licensed premises except TAB.
12.	<b>Complaints register</b>	<ol style="list-style-type: none"> <li>1) A complaints register is to be maintained at the premises at all times which records the following:               <ol style="list-style-type: none"> <li>(a) name and number of the complainant</li> <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> </ol> </li> <li>2) Details of complaints received, either in person or over the phone, must be:               <ol style="list-style-type: none"> <li>(a) recorded in the complaints register; and</li> <li>(b) reported to the duty manager.</li> </ol> </li> <li>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.</li> </ol>