

NSW Independent Liquor & Gaming Authority

Our ref: DF25/047129

Mr Tony Schwartz

25 August 2025

Dear Mr Schwartz

Application No.	1-9405126645 (hotel licence removal) SR0001381161 (minors' area authorisation)
Applicant	Statewide Property Ventures Pty Ltd
Application for	Hotel licence removal with minors' area authorisation
Application date	13 March 2025
Decision date	16 July 2025
Current licence name	Hotel Australasia
Proposed licence name	Sea Horse Inn Hotel
Licence number	LIQH440019058
Current trading hours	Monday to Sunday 10:00 AM – 12:00 AM
Proposed trading hours	Monday to Sunday 10:00 AM – 12:00 AM
Current premises	142-144 Imlay Street Eden NSW 2551
Proposed premises	87 Boydtown Park Road Boydtown NSW 2551
Legislation	Sections 3, 11A, 12, 14, 15, 16, 40, 44, 45, 48, 53, 121 and 123 of the <i>Liquor Act 2007</i>

Decision of the Independent Liquor & Gaming Authority

Application for a hotel licence removal with minors' area authorisation – Hotel Australasia

We **approve** the application above under section 59 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. Revoked conditions are set out in Schedule 2.

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 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 Boydtown. The broader community is the Local Government Area (**LGA**) of Bega Valley.

The applications were to remove a full hotel licence from Eden to Boydtown (within the same LGA).

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:

- crime rates – the incidents rate of alcohol-related non-domestic assault, malicious damage to property and alcohol-related disorderly conduct is higher in the LGA than in NSW, however incidents of all crime categories we considered are lower in the suburb than in the LGA and NSW
- health statistics - the rate of alcohol-attributed deaths in the LGA is higher 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:

- approval will result in the removal of gaming from the suburb
- there were no objections raised from any government agencies or the community
- the proposed premises is not located near any crime hotspots
- the proposed premises will operate under reduced trading hours
- the 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
- 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.

We also considered [Guideline 6](#) to assess the 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 if you have any questions.

Yours sincerely



Caroline Lamb

Chairperson

Independent Liquor & Gaming Authority

Schedule 1: Licence conditions to be imposed - Hotel Australasia

No.	Condition to be imposed	Description
1.	Minors' area	Minors' Area Authorisation: whole of the licensed premises excluding the accommodation areas, kitchen, lounge bar and back of house areas, as indicated on the premises plan.
2.	Liquor plan of management	The premises is to be operated at all times in accordance with the Plan of Management provided on 21 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.
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 removing this licence to the premises at 87 BOYDTOWN PARK RD, BOYDTOWN NSW 2551 .
4.	Complaints register	- A complaints register is to be maintained at the premises at all times which records the following: - the name and number of the complainant - the time and date on which the complaint was received - the nature of the complaint, and - the measures taken to resolve the complaint. - Details of complaints received, either in person or over the phone, must be: - recorded in the complaints register, and - reported to the duty manager. - 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.

Schedule 2: Licence conditions to be revoked - Hotel Australasia

Condition to be revoked	Reason
Condition 2010 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 be reasonably expected from the information contained in the	To be replaced by Condition #3.

Condition to be revoked	Reason
Community Impact Statement, application and other information submitted in the process of obtaining this licence.	
Condition 3010 The premises is to be operated at all times in accordance with the Plan of Management dated 16 August 2022 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.	To be replaced with Condition #2.
Condition 3030 Minors Area Authorisation: whole of the licensed premises excluding the accommodation area as indicated on the premises plan.	To be replaced with Condition #1.
Condition 3040 Extended Trading Authorisation: whole of the licensed premises excluding the accommodation area as indicated on the premises plan	The extended trading authorisation will not apply to the new premises as the Sunday trading hours of 10:00 AM to 12:00 AM now falls under standard hours for a hotel.