

# NSW Independent Liquor & Gaming Authority

Our ref: DF25/062307

Mr Brett Tobin  
Hatzis Cusack Lawyers

4 October 2025

Dear Mr Tobin

|                        |   |
|------------------------|---|
| Application No.        | 1-9513629711  |
| Applicant              | JAMES KOSPETAS PTY LTD  |
| Application for        | Hotel (full) licence removal  |
| Application date       | 27 June 2025  |
| Decision date          | 17 September 2025   |
| Licence name           | Bar 333   |
| Licence number         | LIQH400103387   |
| Current trading hours  | <u>Consumption on premises</u><br>Monday to Saturday 10:00 AM – 12:00 AM<br>Sunday 10:00 AM – 10:00 PM  |
| Proposed trading hours | <u>Consumption on premises</u><br>Monday to Sunday 10:00 AM – 12:00 AM<br><u>Takeaway sales</u><br>Monday to Saturday 10:00 AM – 12:00 AM<br>Sunday 10:00 AM – 10:00 PM |
| Current premises       | Part Shops T24-T27 Commonwealth Bank Place<br>11 Harbour Street<br>Sydney NSW 2000  |
| Proposed premises      | Part 388 Pitt Street<br>Sydney NSW 2000   |
| Legislation            | Sections 3, 11A, 12, 14, 15, 40, 44, 45, 48, 53 and 59 of the <i>Liquor Act 2007</i>  |

## Decision of the Independent Liquor & Gaming Authority

### Application for a hotel (full) licence removal – Bar 333

We **approve** the application above under sections 48 and 59 of the *Liquor Act 2007* (the Act) – with the conditions set out in **Schedule 1**. The conditions which we have revoked are set out in **Schedule 2**. We note that 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 Sydney. The broader community is the Local Government Area (LGA) of Sydney.

The applicant seeks to remove a hotel (full) licence to an unlicensed storage area on the ground floor of the Civic Hotel, which is approximately 600 metres from its current location. The licence will be held at the proposed premises in a dormant capacity.

#### *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
- certificate of advertising
- 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
- Civic Hotel approved plan
- 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 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 - Bar 333

| 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 31st: 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.  | Take away sales             | Good Friday: Not permitted<br>December 24th: Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on Sunday<br>Christmas Day: Not permitted<br>December 31st: Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on Sunday   |
| 4.  | 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 <b>Part, 388 Pitt Street, Sydney, NSW 2000</b> .  |
| 5.  | Licence not to be exercised | The licence must not be exercised at Part, 388 Pitt Street, Sydney, NSW 2000.  |
| 6.  | No gambling activities      | No Gaming machines, TAB or Keno facilities may be operated on the licensed premises of Part, 388 Pitt Street, Sydney, NSW 2000.  |

## Schedule 2: Licence conditions to be revoked - Bar 333

| No. | Condition to be revoked   | Reason   |
|-----|---|--|
| 1.  | <b>Condition 50</b><br>6-hour closure period<br>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 | The condition will be carried over to the proposed premises by the imposition of Condition #1. |

| No. | Condition to be revoked   | Reason   |
|-----|---|--|
|     | comply with this 6-hour closure period along with any other limits specified in the trading hours for this licence.   |  |
| 2.  | <p><b>Condition 101</b></p> <p>Consumption on premises</p> <p>Good Friday 12:00 noon - 10:00 PM</p> <p>Christmas Day 12:00 noon - 10:00 PM (liquor can only be served with or ancillary to a meal in a dining area)</p> <p>December 31st Normal opening time until normal closing time or 2:00 AM on New Year's Day, whichever is the later</p> <p>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.</p> | The condition will be carried over to the proposed premises by the imposition of Condition #2. |
| 3.  | <p><b>Condition 3010</b></p> <p>Take away sales</p> <p>Good Friday: Not permitted</p> <p>December 24th: Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on Sunday</p> <p>Christmas Day: Not permitted</p> <p>December 31st: Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on Sunday.</p>  | The condition will be carried over to the proposed premises by the imposition of Condition #3. |
| 4.  | <p><b>Condition 3020</b></p> <p>Social impact</p> <p>The business authorised by this licence must not operate with a greater overall level of social impact on the well-being of the local and broader community than what could reasonably be expected from the information contained in the Community Impact Statement, application and other information submitted in the process of removing this licence to the premises at Part Shops T24-T27, Commonwealth Bank Place, 11 Harbour Street, Sydney, NSW 2000.</p>  | Condition superseded – to be replaced with Condition #4.                                       |
| 5.  | <p><b>Condition 3030</b></p> <p>Licence not to be exercised</p> <p>The licence must not be exercised at Part Shops T24-T27, Commonwealth Bank Place, 11 Harbour Street, Sydney, NSW 2000.</p>   | Condition superseded – to be replaced with Condition #5.                                       |
| 6.  | <p><b>Condition 3040</b></p> <p>No gambling activities</p> <p>No Gaming machines, TAB or Keno facilities may be operated on the licensed premises of Part Shops T24-T27, Commonwealth Bank Place, 11 Harbour Street, Sydney, NSW 2000.</p>  | Condition superseded – to be replaced with Condition #6.                                       |