

# NSW Independent Liquor & Gaming Authority

Our ref: DF26/005863

Ms Fiona Myatt  
Pigott Stinson Lawyers

11 March 2026

Dear Ms Myatt

Application No.	1-9639649263
Applicant	Christopher John Garner
Application for	Extended trading authorisation
Application date	18 November 2025
Decision date	18 February 2026
Licence name	Barangaroo House
Licence No.	LIQH440018987
Current trading hours	<u>Consumption on premises (excluding ground floor grassed area)</u> Monday to Sunday 07:00 AM – 12:00 AM <u>Consumption on premises: Ground floor grassed area</u> Monday to Saturday 12:00 PM – 12:00 AM Sunday 12:00 PM – 10:00 PM
Proposed trading hours	<u>Consumption on premises: Indoor areas</u> Monday to Sunday 07:00 AM – 01:00 AM <u>Consumption on premises: Outdoor areas</u> Monday to Sunday 07:00 AM – 12:00 AM <u>Consumption on premises: Ground floor grassed area</u> Monday to Saturday 12:00 PM – 12:00 AM Sunday 12:00 PM – 10:00 PM
Premises	Building R1 Barangaroo South Corner Barangaroo Avenue & Lime Street Barangaroo NSW 2000
Legislation	Sections 3, 11A, 12, 14, 15, 40, 44, 45, 47B, 49, 72I and 121 of the <i>Liquor Act 2007</i>

## Decision of the Independent Liquor & Gaming Authority

### Application for an extended trading authorisation – Barangaroo House

We **approve** the application above under section 49 and 72I of the *Liquor Act 2007 (the Act)* – with the conditions set out in Schedule 1 and conditions to be revoked in 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 Barangaroo. The broader community is the Local Government Area (**LGA**) of Sydney.

The applicant sought an extended trading authorisation for the general bar hotel licence, which is a live music venue, to operate the indoor areas from 7am to 1am, seven days a week, in alignment with an updated Development Consent. The extended trading hours proposed are subject to a two-year trial period under the Development Consent.

The outdoor areas (other than the “grassed area”) will continue to operate under the previously approved hours (7am to 12am seven days a week). The “grassed area” on the ground floor also retains its existing trading hours of 12pm to 12am Monday to Saturday, and from 12pm to 10pm on Sundays.

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

#### *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:

- proposed premises being located in high-density crime hotspots for domestic and non-domestic assault as well as for alcohol-related assault; and in a medium-density crime hotspot for malicious damage to property
- incidence of all crime categories we considered being higher in the LGA than in NSW<sup>1</sup>
- rate of hotel (general bar) licences being higher in both the suburb and LGA than in NSW
- rate of alcohol-attributed hospitalisations in the LGA being higher than in NSW.

However, we 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:

---

<sup>1</sup> we were unable to consider crime categories for the suburb due to BOCSAR not being able to calculate this because of the small population of the suburb

- there were no objections from government agencies or the community
- the premises are located within the Sydney CBD and adjacent to the Sydney Entertainment Precinct, operate 24 hours a day and attract a large population of visitors relative to the local population. This may distort crime rates and licence saturation figures, which are calculated on residential figures alone
- although there are high-density crime hotspots in the suburb for most offences we considered, the number of incidents of alcohol-related crime in the area is low compared to visitation numbers to the area noting:
  - five incidents of alcohol-related domestic assault
  - seven incidents of alcohol-related non-domestic assault
  - nine incidents of malicious damage to property
  - one incident of alcohol-related disorderly conduct (offensive conduct)<sup>2</sup>
- Socio-Economic Index for Areas (SEIFA) data indicates an above average level of socio-economic advantage and disadvantage in the suburb and LGA compared to other communities in NSW<sup>3</sup>
- the rate of alcohol-attributed deaths in the LGA is lower than in NSW
- extended trading hours at the premises will occur within indoor areas
- there are no gaming machines or take-away sales at the premises
- 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
- certificate of advertising
- 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
- premises plan
- 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.

---

<sup>2</sup> recorded for the year ending September 2025

<sup>3</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. (2024)).

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 - Barangaroo House

No.	Condition to be imposed	Description
1.	Liquor plan of management	The premises is to be operated at all times in accordance with the Plan of Management dated <b>November 2025</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.
2.	Overall impact	<p>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:</p> <ol style="list-style-type: none"> <li>1. obtaining the licence on 08/03/2017</li> <li>2. obtaining the extended trading authorisation on <b>18 February 2026</b> (application number 1-9639649263)</li> </ol>
3.	CCTV	<ol style="list-style-type: none"> <li>1. The licensee must maintain a closed-circuit television (<b>CCTV</b>) 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 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: <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 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> </ol> </li> </ol>

No.	Condition to be imposed	Description
4.	Crime scene preservation	<p>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:</p> <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>
5.	Complaints register	<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. the 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>
6.	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> </ol> </li> </ol>

No.	Condition to be imposed	Description
		<ul style="list-style-type: none"> <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> </ul> <p>2. The licensee must, if requested to do so by a police officer or Liquor &amp; Gaming NSW inspector:</p> <ul 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> </ul> <p>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.</p>
7.	Trial period (until 2027)	<p>If the local consent authority does not approve the continuation of the trial period in the development consent after 6 December 2027 (or as may be extended from time to time), the trading hours of the premises will revert to:</p> <p>Consumption on premises: 07:00 AM to 12 midnight Monday to Sunday</p> <p>Consumption on premises: Ground floor grassed area 12:00PM to 12:00 AM Monday to Saturday 12:00 PM to 10:00 PM Sunday</p> <p>A copy of the relevant development consent is to be kept on the premises, and made available for inspection on the request of a police officer, council officer, Liquor &amp; Gaming inspector, or any other person authorised by the Independent Liquor &amp; Gaming Authority.</p>
8.	Trial period (until 2030)	<p>If the local consent authority does not approve the continuation of the trial period in the development consent after 6 December 2030 (or as may be extended from time to time), the trading hours of the premises will revert to:</p> <p>Consumption on premises (Indoor): 07:00 AM to 11:00 PM Monday to Sunday</p> <p>Consumption on premises (Outdoor): 07:00 AM to 10:00 PM Monday to Sunday</p> <p>Consumption on premises (Ground floor grassed area): 12:00 noon to 10:00 PM Monday to Sunday</p> <p>A copy of the relevant development consent is to be kept on the premises, and made available for inspection on the request of a police officer, council officer, Liquor &amp; Gaming inspector, or any other person authorised by the Independent Liquor &amp; Gaming Authority.</p>
9.	Extended Trading	Extended Trading Authorisation: Indoor Areas.

## Schedule 2: Licence conditions to be revoked - Barangaroo House

Condition to be revoked	Reason
<p><b>Condition 3020</b>  <u>Plan of management</u></p> <p>The premises must at all times be operated in accordance with the Plan of Management dated 10 May 2017 as may be varied from time to time after consultation with the Local Area Commander.</p>	<p>Condition to be replaced with Condition #1 imposed above.</p>
<p><b>Condition 2010</b>  <u>Overall impact</u></p> <p>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 Community Impact Statement, application and other information submitted in the process of obtaining this licence.</p>	<p>Condition to be replaced with Condition #2 imposed above.</p>
<p><b>Condition 3040</b>  <u>CCTV footage on premises:</u></p> <p>The licensee shall maintain a CCTV system that meets the following minimum requirements:</p> <ol style="list-style-type: none"> <li>1. A camera must be located at the main entrance to the venue and positioned to record any person entering through this entrance. The CCTV recordings of this camera must be sufficient to enable an individual to be identified, beyond reasonable doubt, when: <ol style="list-style-type: none"> <li>a. the person represents not less than 100% of the screen height, and</li> <li>b. there is an unobstructed view of the person's face.</li> </ol> </li> <li>2. In addition, CCTV cameras must be maintained throughout the premises with camera coverage to specifically record images of the following areas: <ol style="list-style-type: none"> <li>a. all other public entrances and exits, whether or not in use at the time,</li> <li>b. staircases,</li> <li>c. all portions of the floor area accessible to the public where entertainment is provided,</li> <li>d. toilet external entrances,</li> <li>e. all public accessible areas within the premise excluding toilets and accommodation rooms,</li> <li>f. the footpath area directly adjacent to the premises, and</li> </ol> </li> </ol>	<p>Condition to be replaced with Condition #3 imposed above.</p>

Condition to be revoked	Reason
<p>g. courtyard and smoking areas.</p> <p>3. The CCTV recordings of the cameras referred to in sub condition (2) must be sufficient to enable the recognition of a person. A viewer must be able to say with a high degree of certainty whether or not an individual shown is the same as someone they have seen before, when:</p> <p>a. the person represents not less than 50% of screen height, and</p> <p>b. there is an unobstructed view of the person's face.</p> <p>4. Camera views are not to be obstructed by temporary or permanent structures, signage or other impediments</p> <p>5. Camera recordings must meet the standards set in sub condition (1) and (3) at all times, either by way of camera positioning, camera shades or other environmental factors.</p> <p>6. Recordings must:</p> <p>a. be in digital format,</p> <p>b. record at a minimum of ten (10) frames per second, and</p> <p>c. commence one hour prior to opening, and operate continuously until at least one hour after closing.</p> <p>7. The correct time, date and camera identification must be automatically embedded on all recordings and be able to be read when the image is played back on a different system without interfering with the view of the target area.</p> <p>8. Recordings should be retained for a period of 30 days before being reused or destroyed. The licensee shall ensure that no person is able to delete or alter any recordings within the 30 day period.</p> <p>9. When the venue is open and trading, at least one person shall be at the venue who is capable of accessing the CCTV system and is able to immediately review recordings and produce copies.</p> <p>10. Immediate access to the CCTV system and the ability to review recordings is to be granted to NSW Police, L&amp;GNSW Officers or other regulatory officers upon request.</p> <p>11. The CCTV system shall be able to reproduce a copy of the recordings on Compact Disc, DVD or USB memory stick and must, upon request, be provided within one working day to NSW Police, L&amp;GNSW Officers or other regulatory officers.</p>	

Condition to be revoked	Reason
<p>12. Prior to the commencement of trade each day, the CCTV system shall be checked to ensure the equipment is in full operating order. If, during the daily check or at any other time, it is discovered that the equipment is not in full operating order, the licensee is to notify the Local Area Commander or delegate within two hours. All reasonable steps must be undertaken to repair the system as soon as practicable.</p>	
<p><b>Condition 3050</b>  <u>Crime Scene Preservation</u>  Immediately after the person in charge of the licensed premises becomes aware of an incident involving an act of violence causing an injury to a person on the premises, the person must:</p> <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 materials and implements associated with the act of violence in accordance with the crime scene preservation guidelines issued by the NSW Police</li> <li>3. Make direct and personal contact with the Local Area Commander or his/her delegate and advise the Commander or delegate of the incident and</li> <li>4. Comply with any directions given by the Commander or delegate to preserve or keep intact the area where the violence occurred.</li> </ol>	<p>Condition to be replaced with Condition #4 imposed above.</p>
<p><b>Condition 3030</b>  <u>Trial period</u>  The licence is authorised for the trading hours fixed by the Authority or such lesser hours as may be approved by the consent authority from time to time.</p>	<p>Condition to be replaced with Condition #7 and #8 imposed above.</p>