

NSW Independent Liquor & Gaming Authority

Our ref: DF26/005873

Mr Tony Schwartz

BSV Liquor and Gaming Lawyers

11 March 2026

Dear Mr Schwartz

Application No.	1-9556137698 – extended trading authorisation 1-9556137818 – change of licence conditions 1-9556137928 – 6-hour closure period
Applicant	CORONATION (PARRAMATTA) PTY LTD
Application for	Extended trading authorisation Change of licence conditions 6-hour closure period
Application date	15 August 2025
Decision date	18 February 2026
Licence name	QT Parramatta
Licence No.	LIQH440019092
Proposed trading hours	<u>Consumption on premises: Consumption on premises: Bar Restaurant (Level 1), Meeting Rooms (Level 2), Function Room (Level 19, previously 18A), Mid-tower Bar/Restaurant other than the terrace (Level 20, previously 18B) and Ballroom (Level 21, previously 18D).</u> Monday to Sunday 09:00 AM – 03:00 AM <u>Consumption on premises: All other areas of the licensed premises</u> Monday to Sunday 09:00 AM – 12:00 AM <u>Consumption on premises: Take away</u> Monday to Sunday 09:00 AM – 11:00 PM
Premises	8 Phillip Street Parramatta NSW 2150
Legislation	Sections 3, 11A, 47B, 49 and 72I of the <i>Liquor Act 2007</i>

Decision of the Independent Liquor & Gaming Authority

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Application for an extended trading authorisation, change of licence conditions, 6-hour closure period – QT Parramatta

We **refuse** the application(s) above under sections 11A, 47B, 49 and 72I of the *Liquor Act 2007 (the Act)*.

Statement of reasons

We are not satisfied that the overall impact of approving the application(s) will not be detrimental to the wellbeing of the local or broader community, or that it would be consistent with the objects of the Act.

As the hotel is not currently trading, we could not be satisfied that practices are in place at the licensed premises that ensure that liquor is being served responsibly on the premises and steps have been taken to prevent intoxication on the premises.

We were not satisfied that granting the extended trading period would not result in the frequent undue disturbance of the quiet and good order of the neighbourhood.

Our main findings

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

The QT Parramatta was granted a hotel (full) licence in January 2025, with reduced trading hours, a 2am – 8am 6-hour closure period and a condition on its liquor licence that it will not operate gaming machines. The hotel, (which is approximately 600m from Parramatta Train Station, the bus interchange, and Westfield) is under construction and due for completion in August 2026. Upon completion it will be a 66-storey mixed-tower containing 265 hotel rooms, 377 apartments, retail spaces and function facilities.

The applicant sought to extend evening trading hours to 3am for parts of the premises, and to midnight for other parts of the premises. Police were not supportive of the extra trading hours. Local Council noted some concerns, and objections were received from neighbours, and we note that the order of occupancy is in favour of the local residents.

Unsurprisingly, the risk factors, especially the high crime rates in the area, have not changed since we considered the application for a hotel licence in January 2025. Neither have the mitigating considerations changed.

We had regard for recent research which shows correlation between alcohol availability and liquor related harm.^{1 2}

¹ High levels of outlet-density have been shown to be positively associated with higher levels of alcohol-related harm, including alcohol-related domestic and non-domestic assaults (Livingston, M., Wilkinson, C., & Room, R. (2016). Community impact of liquor licences: An Evidence Check rapid review brokered by the Sax Institute for the NSW Ministry of Health. <https://www.saxinstitute.org.au/wp-content/uploads/Community-impact-of-liquor-licences-1.pdf> and Jiang, H., Riordan, B., Laslett, A., Livingston, M., Lee, K., James, D., Stearne, A., & Room, R. (2023). Association of liquor outlet density with domestic and non-domestic assault in New South Wales.

² Increased on-premise trading hours has been associated with increased assault, unintentional injury and drink driving (Nepal, S., Kypri, K., Tekelab, T., Hodder, R. K., Attia, J., Bagade, T., Chikritzhs, T., & Miller, P.

Having regard to the risk factors and the objections received, we could not be satisfied that extending the trading hours for the venue would be in the public interest. Nor were we satisfied that the proposal would not be detrimental to the wellbeing of the local and broader communities. As the venue is still under construction, we are of the view that the conditions imposed at the time of the original licence application in 2025 remain appropriate.

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:

- overall increase in consumption on premises hours to trade until 3am Monday to Sunday by 28 hours per week in the evening
- premises being in a high-density crime hotspot for all crime categories we considered³
- incidence of all crime categories we considered being higher in the suburb than in NSW
- liquor outlet density in the suburb is twice the average for NSW.

We also considered the following objections:

- NSW Police observed that the premises has not traded and are still under construction therefore were unable to assess whether the venue was compliant with liquor laws. They further noted that they had not been consulted in respect of the amended plan of management for the venue.
- on 22 August 2025, the Local Council noted the changes to the operating hours would require consent from Local Council by lodgement of a development application. The applicant confirmed that on 17 November 2025 the development application was approved. After several attempts from L&GNSW, an amended response was not received from the Local Council.
- two objections from the public, which submitted:
 - the current approval of 8am to 11pm is already generous and appropriate for the area's mix of restaurants and residences. Extending these hours, particularly with the inclusion of live music, would significantly disrupt the peace and amenity of the surrounding community
 - completion will exacerbate illegal parking by patrons and meal delivery drivers, creating congestion and safety hazards. Marsden Street and Eat Street will also experience increased pressure
 - the proposed extension would encourage late-night activity and anti-social behaviour in Freemasons Arms Lane, which serves as the main entry point to one residents apartment complex. This will negatively affect residents' safety and quality of life
 - another member of the public opposed the application for extended trading authorisation to the extent it applied to weekdays.

We considered that the below factors may have partially or fully mitigated some of the risks:

- takeaway hours will reduce by six hours per week in the morning

(2020). Effects of extensions and restrictions in alcohol trading hours on the incidence of assault and unintentional injury: systematic review. *Journal of Studies on Alcohol and Drugs*, 81(1), 5-23.)

³ Both the suburb and LGA are significant tourist destinations, 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.

- consumption on premises trading hours will reduce by seven hours per week in the morning
- the proposed trading until 3am is allegedly permitted in the Development Consent for a 2-year trial period from the date of the Occupation Certificate
- the incidence of all crime categories we considered is lower in the LGA than in NSW
- in contrast to the figures for the suburb, the density of hotel (full) licences and overall outlet density are lower in the LGA than in NSW
- 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 NSW⁴
- the rate of alcohol-attributed deaths and alcohol-attributed hospitalisations are lower in the LGA than in NSW.

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
- 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 and [Guideline 14](#) to assess applications to change existing authorisations, conditions or boundaries.

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.

⁴ 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)).

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

NSW Independent Liquor & Gaming Authority