

NSW Independent
Liquor & Gaming Authority

Our ref: DF26/031984

Mr Grant Cusack
Hatzis Cusack Lawyers

9 July 2026

Dear Mr Cusack

Application No.	APP-0015759269
Applicant	WARRINGAH GOLF CLUB LTD
Application for	New club licence with non-restricted area authorisation and club functions authorisation
Application date	24 December 2025
Decision date	17 June 2026
Proposed licence name	Warringah Golf Club Limited
Proposed trading hours	<u>Consumption on premises: Ground floor (excluding Pro Shop)</u> Monday to Saturday 9:00 AM – 10:00 PM Sunday 10:00 AM – 10:00 PM <u>Consumption on premises: First floor</u> Monday to Sunday 12:00 PM – 10:00 PM <u>Takeaway: Pro Shop</u> Monday to Saturday 9:00 AM – 7:00 PM Sunday 10:00 AM – 7:00 PM <u>Takeaway: Excluding the Pro Shop</u> Monday to Saturday 9:00 AM – 10:00 PM Sunday 10:00 AM – 10:00 PM
Proposed Premises	433 Pittwater Road North Manly NSW 2100
Legislation	Sections 3, 11A, 12, 18, 19, 20, 40, 44, 45, 47B, 66 and 72I of the <i>Liquor Act 2007</i> Sections 10, 22, 23, <i>Registered Clubs Act 1976</i>

NSW Independent Liquor & Gaming Authority

Decision of the Independent Liquor & Gaming Authority

Application for a new club licence with non-restricted area authorisation and club functions authorisation – Warringah Golf Club Limited

We **approve** the application above under sections 45 and 72I 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.

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 North Manly. The broader community is the Local Government Area (**LGA**) of Northern Beaches.

The applicant sought approval for a new club licence with a non-restricted area authorisation and a club functions authorisation at new premises in North Manly. The proposal facilitates the relocation of primary operations from the existing nearby club site to a larger, purpose-built two-storey facility, while retaining the current premises. The new clubhouse will provide expanded member amenities, including dining, function, and outdoor areas, and no gaming machines will be operated on the licensed premises. Trading hours will remain consistent with existing operations, with no late-night trading proposed.

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:

- higher saturation of club licences in the suburb and LGA than the rate for NSW¹
- incidence of alcohol-attributed hospitalisations in the LGA being higher than the rate for NSW.

However, the factors below weighed in favour of approval of the application, and may also partially or fully mitigate some of the risks identified above:

- no objections were received from government agencies or from members of the community in relation to the application or business model
- the proposed premises are not located in any crime hotspots for all categories we considered

¹ the higher concentration of club licences in the suburb and LGA compared to NSW is attributable to the inclusion of the existing Warringah Golf Club Limited. As this is the sole club in the suburb, the saturation figures may be distorted

- the incidence of all crime categories we considered is lower in the suburb and LGA than the rate for NSW
- the current club is the only licence in the suburb that permits on-premises consumption
- Socio-Economic Indexes for Areas (**SEIFA**) data, which combines Census data such as income, education, employment, occupation, housing and family structure to summarise the socio-economic characteristics of an area, indicate that the suburb and the LGA exhibit an above-average level of socio-economic advantage (and lower levels of disadvantage) compared with other communities across NSW²
- the incidence of alcohol-attributed deaths is lower in the LGA than the rate for NSW
- there is a good compliance record
- no gaming machines will be operated on the licensed premises
- the harm minimisation measures outlined in the plan of management and licence conditions, as set out in Schedule 1, which may mitigate the risk of alcohol-related harm.

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
- the certificate of advertising
- the Statement of Risks and Potential Effects
- the plan of the licensed premises and any authorisations
- the plan of management for the licensed business
- the 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.

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.

² 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. (2023)).

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

NSW Independent Liquor & Gaming Authority

Schedule 1: Licence conditions to be imposed - Warringah Golf Club Limited

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 03:00 AM and 09:00 AM 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.	Restricted trading & NYE) Consumption on premises	Good Friday: Normal trading Christmas Day: Normal trading December 31 st : Normal opening time until normal closing time or 2:00 AM on New Year's Day, whichever is the later.
3.	Restricted trading & NYE Take away sales	Good Friday: Not permitted December 24 th : Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on Sunday Christmas Day: Not permitted December 31 st : Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on Sunday.
4.	Liquor plan of management	The premises is to be operated at all times in accordance with the Plan of Management dated May 2026 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.
5.	Overall impact	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 obtaining the licence.
6.	Liquor accord	The licensee or its representative must join and be an active participant in the local liquor accord.
7.	CCTV	- The licensee must maintain a closed-circuit television (CCTV) system on the premises in accordance with the following requirements: - 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), - recordings must be in digital format and at a minimum of ten (10) frames per second, - any recorded image must specify the time and date of the recorded image,

No.	Condition to be imposed	Description
		i. the system's cameras must cover the following areas: all entry and exit points on the premises, ii. the footpath immediately adjacent to the premises, and iii. all publicly accessible areas (other than toilets) within the premises. 2. The licensee must also: a. keep all recordings made by the CCTV system for at least 30 days, 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 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.
8.	Crime scene preservation	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: 1. take all practical steps to preserve and keep intact the area where the act of violence occurred, 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, 3. make direct and personal contact with NSW Police to advise it of the incident, and 4. comply with any directions given by NSW Police to preserve or keep intact the area where the violence occurred. 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.
9.	Incident register	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: a. any incident involving violence or anti-social behaviour occurring on the premises, 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,

No.	Condition to be imposed	Description
		c. any incident that results in a person being turned out of the premises under section 77 of the Liquor Act 2007, d. any incident that results in a patron of the premises requiring medical assistance. 2. The licensee must, if requested to do so by a police officer or Liquor & Gaming NSW inspector: a. make any such incident register immediately available for inspection by a police officer or Liquor & Gaming NSW inspector, and b. allow a police officer or Liquor & Gaming NSW inspector to take copies of the register or to remove the register from the premises. c. 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.
10.	Non-restricted area authorisation	Non-restricted area authorisation: Whole of the licensed premises.
11.	Club functions authorisation	Club functions authorisation: Whole of the licensed premises.
12.	No gaming activities	No gaming machines may be operated on the licensed premises.