

NSW Independent Liquor & Gaming Authority

Our ref: DF26/037044

Mr Justin Sammut

LAS Lawyers

7 August 2026

Dear Mr Sammut

Application No.	SR0001497706 - change of licenced premises boundaries APP-0016080638 - new packaged liquor licence
Applicants	Michael John Smith (Station Hotel) MARLEE & CO PTY LTD (Station Hotel Bottle Shop)
Application for	Change of licenced premises boundaries and new packaged liquor licence
Application date	5 March 2026
Decision date	15 July 2026
Licence name	Station Hotel
Licence No.	LIQH400114672
Proposed licence name	Station Hotel Bottle Shop
Proposed trading hours	Monday to Saturday 10:00 AM – 12:00 AM Sunday 10:00 AM – 10:00 PM
Proposed premises	2 Casino Street South Lismore NSW 2480
Legislation	Sections 3, 11A, 12, 14, 15, 40, 44, 45, 47B, 72I, 90B and 123 of the <i>Liquor Act 2007</i>

Decision of the Independent Liquor & Gaming Authority

Application for a change of licenced premises boundaries and new packaged liquor licence– Station Hotel (Station Hotel Bottle Shop)

We **approve** the application above under section 45, 72I and 90B of the *Liquor Act 2007* (the **Act**) — with the conditions set out in Schedule 1 and 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 South Lismore. The broader community is the Local Government Area (**LGA**) of Lismore.

The applicant sought approval to reduce the Station Hotel's licensed boundaries and facilitate the operation of the adjoining bottle shop under a separate packaged liquor licence (**PLL**). To support this arrangement, the applicant had also lodged a change of boundaries application to reduce the hotel's licensed area from 1,240m² to 590m². The bottle shop would operate independently, with separate street access and no direct connection to the hotel.

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:

- rate of all crime categories examined being higher in the LGA than the rate for NSW¹
- incidence of alcohol-attributed deaths and hospitalisations being higher in the LGA than the rate for NSW
- 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, indicating that the suburb exhibits a below-average level of socio-economic advantage and disadvantage compared with other communities across NSW²
- relatively large proportion of residents who identify as Aboriginal and Torres Strait Islander (**ATSI**) in both the suburb and the LGA²
- saturation rate for hotel licences and PLLs in the suburb and LGA being higher than the rate for NSW³.

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
- crime statistics may be skewed due to the LGA being a tourist destination with additional visitation above the residential population

¹ Socio-economically disadvantaged communities are at greater risk of alcohol-attributable death (NSW Health, 2021).

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)).

³ High levels of packaged liquor outlet-density have been shown to be positively associated with higher rates of alcohol-attributable morbidity and mortality (Morrison et al., 2016).

- the premises are not located in a hotspot for all crime categories we considered
- the saturation rate for hotel licences in the suburb and LGA remains unchanged
- the hotel licence will no longer provide takeaway sales
- the operational experience and history of compliance of the proposed PLL licensee
- the PLL will not offer a delivery service
- the harm minimisation measures outlined in the plans of management and licence conditions, as set out in Schedule 1 and Schedule 2, 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
- 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
- the licence document
- 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.

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 - Station Hotel

No.	Condition to be imposed	Description
1.	No takeaway sales	No takeaway sales may occur from the licensed premises.
2.	Plan of Management	The premises is to be operated at all times in accordance with the Plan of Management dated June 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.
3.	Liquor Accord	The licensee or its representative must join and be an active participant in the local liquor accord.
4.	CCTV	1. The licensee must maintain a closed-circuit television (CCTV) system on the premises in accordance with the following requirements: 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), b. recordings must be in digital format and at a minimum of ten (10) frames per second, c. any recorded image must specify the time and date of the recorded image, d. the system's cameras must cover the following areas: i. 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 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 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.
5.	Complaints register	1. A complaints register is to be maintained at the premises at all times which records the following: a. the name and number of the complainant b. the time and date on which the complaint was received c. the nature of the complaint, and

No.	Condition to be imposed	Description
		d. the measures taken to resolve the complaint. 2. Details of complaints received, either in person or over the phone, must be: a. recorded in the complaints register, and b. reported to the duty manager. 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.
6.	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, c. any incident that results in a person being turned out of the premises under section 77 of the Act, 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 inspector: a. make any such incident register immediately available for inspection by a police officer or inspector, and b. allow a police officer or inspector to take copies of the register or to remove the register from the premises. 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.
7.	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.

No.	Condition to be imposed	Description
		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.

Schedule 2: Licence conditions to be imposed - Station Hotel Bottle Shop

No.	Condition to be imposed	Description
1.	6-hour closure period	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 comply with this 6-hour closure period along with any other limits specified in the trading hours for this licence.
2.	Retail sales	Good Friday: Not permitted December 24 th : Normal trading Monday to Saturday, 8:00 AM to 12:00 AM midnight on a Sunday Christmas Day: Not permitted December 31 st : Normal trading Monday to Saturday, 8:00 AM to 12:00 AM midnight on a Sunday.
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 obtaining the licence.
4.	Plan of Management	The premises is to be operated at all times in accordance with the Plan of Management dated February 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.	Liquor Accord	The licensee or its representative must join and be an active participant in the local liquor accord.
6.	CCTV	1. The licensee must maintain a closed-circuit television (CCTV) system on the licensed premises ("the premises") in accordance with the following requirements: a. the system must record continuously from opening time until one hour after the premises is required to close, b. recordings must be in digital format and at a minimum of ten (10) frames per second, c. any recorded image must specify the time and date of the recorded image, d. the system's cameras must cover the following areas:

No.	Condition to be imposed	Description
		i. all entry and exit points to the premises, and ii. 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.