

Delegate of the Director of Liquor Licensing

Decision Notice

MATTER:	Application for the grant of a licence with a special venture authority
APPLICANT:	OnPoint Village Services Pty Ltd
PREMISES:	Tom's Gully Workers Village 3500Arnhem Highway MOUNT BUNDEY NT 0822
LEGISLATION:	<i>Liquor Act 2019</i> – Part 3 and 4
DECISION OF:	Southern Region Manager Liquor – Licensing and Compliance
DATE OF DECISION:	18 September 2026

DECISION

1. As a delegate of the Director of Liquor Licensing (the Director), I approve the application submitted by OnPoint Village Services Pty Ltd for the grant of a liquor licence with a special venture authority, for the premises to be known as Tom's Gully Workers Village situated at 3500 Arnhem Highway, Mount Bunday.
2. The licence is granted in accordance with the delegations issued by the Northern Territory Liquor Commission on 4 July 2025 and pursuant to section 60(1)(a) of the *Liquor Act 2019* (the Act).
3. The operative authority for this licence is, with reference to section 47(1)(i) of the Act, a special venture authority.
4. The hours of trade are:
 - a) Seven days a week
 - b) 06:30 hours to 07:30 hours and 17:00 hours to 21:00 hours each day
 - c) Sales on Christmas Day must be ancillary to a meal.
5. The operating conditions in relation to the authority are in accordance with Part 4, Division 19 of the *Liquor Regulations 2019* (the Regulations) and the following additional conditions:
 - a) Liquor may only be sold and supplied to bona fide guests only: the person must be registered and staying at the village, with eligibility verified against the live accommodation register before each sale.

- b) Liquor sold between 06:30 hours to 07:30 hours will be verified against the staff roster and no service to persons commencing work or otherwise on duty.
 - c) The sale of liquor is restricted to beer and wine and RTD mixed drinks. No spirits, shots, doubles, rapid-consumption products or high-strength promotions.
 - d) The sale of liquor is limited to one six-pack of beer or one 750 mL bottle of wine per eligible bona fide guest per trading day, not both and subject to any lower client-policy limit.
 - e) Liquor may be sold in unopened containers, however, may only consumed within the village. No removal to work areas, vehicles or beyond the village boundary.
 - f) Licensee is to ensure appropriate security in place for the storage of liquor.
 - g) Immediate payment only, no liquor credit, tabs, payroll advances or practices encouraging stockpiling.
 - h) No happy hours, drinking games, discounting tied to volume, free liquor, loyalty rewards for consumption or other irresponsible promotions.
 - i) Comply with Hanking Gold Alcohol and Drugs Policy.
6. The approved site plan is in accordance with the plans provided with the application which covers the entire complex including the accommodation facilities.

BACKGROUND

- 7. Pursuant to section 52 of the Act, OnPoint Village Services Pty Ltd lodged an application for a licence with a special venture authority on 28 August 2026.
- 8. The basis of the application is that OnPoint Village Services Pty Ltd will provide comprehensive support and village management services to Primary Gold Pty Ltd, a subsidiary of Hanking Gold who have the exclusive rights to conduct ancillary activities at Tom's Gully Mine.
- 9. OnPoint Village Services will be responsible for the operation of Tom's Gully Workers Village with Stage 1 (90 rooms) to be open on 15th October 2026 and Stage 2 (250 rooms) to be completed in November. Services will include managing the day-to-day operations of the village and providing wet mess services. Access to the site is strictly limited to authorised workers and their bona fide guests, with no access permitted for the general public.
- 10. The trading hours reflect the shifts operated by the licensee to service the residents of the camp who work on a 24 hour roster.
- 11. The applicant has provided the material prescribed in section 52 of the Act.
- 12. The applicant, through related entities already operates two similar licensed workers villages being:
 - FLL1034 – Victoria Village; and
 - Sirrom Workers Accommodation Village

13. There are no records of non-compliance with any operation and this application, proposed model and controls are materially the same as those.

NOTIFICATION, PUBLIC NOTICES AND OBJECTIONS

14. Changes to the Act commencing on 22 June 2026 classify this application as a low-risk application under section 52A of the Act.
15. As a low-risk application, and having regard to the nature of the application, the application was not required to be advertised by public notice.
16. In pursuance of section 56(4) of the Act, the application was notified to the Commissioner of Police (Police), the Chief Executive Officers of the Department of Health (DoH) and the Coomalie Community Government Council.
17. No party expressed any adverse comments in relation to this matter.

APPLICATION

18. The Applicant has provided a comprehensive suite of materials in support of the application including all materials prescribed by the Act.
19. The authority sought by the Applicant is in pursuance of section 47(1)(i) of the Act.
20. The determination of applications under section 60(1) of the Act has been conditionally delegated by the Liquor Commission to the Director of Liquor Licensing. The limitation, including the authorities which may be granted under delegation being a restaurant and catering authority.
21. The Director further delegated these powers to me by instrument.

DISCLOSURE OF PERSONS

22. Section 54 of the Act requires the Applicant to make an affidavit disclosing each person who, if the licence is issued, may
- (a) be able to influence the applicant; or
 - (b) expect a direct or indirect benefit from the Applicant.
23. I am satisfied with the materials provided by the Applicant in relation to this requirement.

RESULTS OF INVESTIGATION

24. Section 58 of the Act enables the Director to conduct an investigation into an application as considered appropriate. No materials have been discovered or provided to indicate there are any adverse matters in relation to this application.
25. A fulsome Business Plan was provided detailing the nature of the business.

26. The nature of the operation is simple in that the licensee provides comprehensive residential and catering services as a part of their mining operations to the employees who must, by the isolation location of the premises reside at the premises.
27. The premises is not open to the public and the food and beverage services are ancillary to the other services provided as part of the joint venture to their staff.
28. These camps are not uncommon throughout the Territory, with no historic issues recorded for any of them. They operate a very strict regime with a zero-tolerance policy to non-compliance with standards.

FINANCIAL STABILITY

29. I am satisfied with the materials provided for the financial stability and business reputation of the applicant.
30. The applicant is a subsidiary of listed companies.

FIT AND PROPER

31. Section 59(3)(g)(i) of the Act requires the decision maker to consider whether the Applicant, including the nominee designated by the Applicant, is a fit and proper to hold a licence.
32. As written earlier, this applicant through related entities operates other similarly licensed workers villages.
33. I am therefore satisfied in the absence of evidence to the contrary that all relevant parties to this applicant are, or remain fit and proper.
34. Having considered the materials provided, I am satisfied the applicant and proposed nominee are fit and proper to hold a licence.

PUBLIC INTEREST AND COMMUNITY IMPACT

35. Section 49 of the Act requires the decision maker to be satisfied if the applicant is fit and proper, the licence or authority is in the public interest and will not have a significant adverse impact on the community.
36. The first branch of the requirement has already been addressed.

37. It remains to consider whether the application is in public interest, to do so consideration must be given to the objectives prescribed in section 49(2) of the Act which include:
- a. Minimising the harm or ill health caused to people, or a group of people, by the consumption of liquor;
 - b. Ensuring liquor is to be sold, supplied, served and consumed on or in licensed premises in a responsible manner;
 - c. Safeguarding public order and safety, particularly when large numbers of people would be attracted to licensed premises or an area adjacent to those premises;
 - d. Protecting the safety, health and welfare of people who use licensed premises;
 - e. Increasing cultural, recreational, employment or tourism benefits for the local community area;
 - f. Promoting compliance with this Act and other relevant laws of the Territory;
 - g. Ensuring each person involved in the business conducted at licensed premises receives training suitable to the person's role in the business;
 - h. Preventing the giving of credit in sales of liquor to people;
 - i. Preventing the practices that encourage irresponsible drinking;
 - j. Reducing or limiting increases in anti-social behaviour.
38. In determining whether there would be a "significant adverse impact on the community" section 49(3) of the Act prescribes the decision maker "must consider the following":
- a. The risk of undue offence, annoyance, disturbance or inconvenience to people who reside or work in the vicinity of the proposed licensed premises or who are using, or travelling to or from, a place of public worship, a hospital or a school;
 - b. The geographic area that would be affected;
 - c. The risk of harm from the excessive or inappropriate consumption of liquor;
 - d. The people or community who would be affected;
 - e. The effect on culture, recreation, employment and tourism;
 - f. The effect on social amenities and public health;
 - g. The ratio of existing liquor licences and authorities in the community to the population of the community;
 - h. The effect of the volume of liquor sales on the community;
 - i. The community impact assessment guidelines issued under section 50;
 - j. Any other matter prescribed by regulation.

39. The Act is clear in that the applicant bears the onus of satisfying the decision maker of the relevant matters, irrespective of whether no objections were received as is the case in this matter.
40. In relation to the issue of the community impact and public interest, those matters have previously been published under section 6A of the *Liquor Act 1978* and in force immediately before the commencement of the *Liquor Act 2019* and are taken to be community impact assessment guidelines issued under section 50 of the Act.
41. Those matters remain as previously published in numerous decisions by the Liquor Commission and I am guided by these decisions.

CONSIDERATION CRITERIA

42. Consideration must be made of the applicant's affidavit, the results of any investigation, objections and responses, the suitability of the premises along with the appropriateness of the applicant to be a licensee.

43. With regards to the matters raised in section 49(2) of the Act, I note the following:

- a. Minimising the harm or ill health caused to people, or a group of people, by the consumption of liquor is to be minimised:

I am satisfied the provision of liquor is ancillary to the overall services provided by the licensee to their employees and contractors resident at the premises.

- b. Ensuring liquor is to be sold, supplied, served and consumed, on or in licensed premises in a responsible manner:

Having considered all the material, it is unlikely any liquor sold, supplied, served and consumed will be done so in an irresponsible manner. The operator has a strict alcohol policy that is in line with other like licences.

- c. Safeguarding public order and safety, particularly when large numbers of people would be attracted to licensed premises or an area adjacent to those premises:

The Director considers that public order and safety are unlikely to be jeopardised by the operation of the licence, because of its nature of business and isolated location.

- d. Protecting the safety, health and welfare of people who use licensed premises:

The policies developed by the Applicant applicable to the premises are considered to adequately protect the safety, health and welfare of people who are likely to use the licensed premises during its hours of operation.

- e. Increasing cultural, recreational, employment or tourism benefits for the local community area:

The primary intention of the licence is to provide residential services to the employees and contractors of the mining operation only.

- f. Promoting compliance with this Act and other relevant laws of the Territory:

There are no materials provided which would suggest the Applicant will not comply with the Act and any other relevant laws.

- g. Ensuring each person involved in the business conducted at licensed premises receives training suitable for the person's role in the business:

I am satisfied the Applicant will appropriately manage and supervise service staff.

- h. Preventing the giving of credit for the sales of liquor to people:

No issues have been raised to suggest there is any concern in relation to this objective.

- i. Preventing the practices that encourage irresponsible drinking:

No issues have been raised to suggest there is any concern in relation to this objective.

- j. Reducing or limiting increases in anti-social behaviour:

No issues have been raised to suggest there is any concern in relation to this objective.

44. Turning to the matters under section 49(3):

- a. The risk of undue offence, annoyance, disturbance or inconvenience to people who reside or work in the vicinity of the proposed licensed premises or who are using, or travelling to or from, a place of public worship, a hospital or a school:

There is no material to suggest there is a significant risk of undue offence, annoyance, disturbance or inconvenience likely to be caused by the granting of the licence.

- b. The geographic area that would be affected:

It is highly unlikely to affect the geographic area being a remote and isolated location.

- c. The risk of harm from the excessive or inappropriate consumption of liquor:

As previously indicated, there are no materials to suggest there will be excessive consumption of liquor.

- d. The people or community who would be affected:

It is unlikely to be significant adverse impact on the community by granting of the licence to the Applicant.

- e. The effect on culture, recreation, employment and tourism:

The venture is expected to generate positive employment benefits.

- f. The effect on social amenities and public health:

It is unlikely there will be any significant adverse impact on the social amenities and public health by the granting of this licence to the Applicant.

- g. The ratio of existing liquor licences and authorities in the community to the population of the community:

It is my opinion this matter is not considered to be a relevant matter in this application given the nature of the venture and the location of the premises.

- h. The effect of the volume of liquor sales on the community:

For the same reasons as above, this factor is not considered to be of significance in the circumstances of this application.

- i. The community impact assessment guidelines issued under section 50:

These have been considered and referred to earlier in this notice.

45. Having regards to the foregoing, I am satisfied that the issuing of the licence as sought is in the public interest and will not have an adverse effect on the community.

REVIEW OF DECISION

46. Section 27 of the Act provides for the applicant or a person who made a submission to the subject of the decision, to seek a review of a decision made by the delegate of the Director.

47. The Director delegated the determination of applications made under section 52 of the Act by instrument to the person from time to time holding, acting in or performing the duties of the position listed in the Schedule of that instrument. This decision was made by a person referred to in that schedule.

48. An application for review must be lodged with the Director within 28 days after written notice of the decision is given to the person and must be in the form approved by the Director, stating the grounds for the review and the facts relied on to establish the grounds.

49. Accordingly, the affected people in relation to this decision are OnPoint Village Services Pty Ltd.



Mark Wood
Delegate of the Director of Liquor Licensing
18 September 2026