

Director of Liquor Licensing

Decision Notice

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| MATTER: | Application for material alterations to licensed premises |
| LICENSEE: | Dock One Bar Pty Ltd |
| PREMISES: | Dock One Bar 1/39 Stokes Hill Road DARWIIN NT 0800 |
| LEGISLATION: | <i>Liquor Act 2019</i> – Part 4 Division 2 |
| DECISION OF: | Director of Liquor Licensing |
| DATE OF DECISION: | 7 July 2025 |

DECISION

1. For the reasons outlined below, and in accordance with section 97 of the *Liquor Act 2019* (the Act), and with reference to the delegations provided to me by the Northern Territory Liquor Commission (the Commission) dated 4 July 2025, as the Director of Liquor Licensing (the Director), I approve the application by Dock One Bar Pty Ltd for the material alterations to the premises through the installation of a viewing platform and alfresco deck of approximately 65 square meters.

REASONS

BACKGROUND

2. On 6 June 2025, an application was lodged by the licensee Dock One Bar Pty Ltd for the premises Dock One Bar situated at 1/39 Stokes Hill Road, Darwin for which licence FLL2243 relates.
3. The application was for material alterations to the premises pursuant to section 95(1)(a) of the Act to increase the overall licensed premises to include the newly installed viewing platform and alfresco deck area.
4. The matter having been processed in accordance with the provisions of the Act was referred to the Commission in the usual manner on 26 June 2025.
5. On 4 July 2025, the Commission delegated additional matters to the Director for determination and this application falls within the matters which may now be dealt with under those delegations.
6. Accordingly, the Commission refused to accept the referral so that it may be finalised under the delegation.

APPLICATION

7. The application included the materials prescribed by the Act including a public interest and community impact assessment summary.
8. The overall expansion of the premises is for an area of approximately 65 square metres being a viewing platform and alfresco dining area which abuts the existing licensed premises.
9. There were no other proposed changes to the conditions of the licence, and it is noted as the licence operates under a small bar authority, this additional area also falls within that authority which limits patrons to a maximum of 100 persons.

PUBLICATION & CONSULTATION

10. The application was subject to the public notice requirements of section 96(4) of the Act with no objections being received.
11. Notification of the application was provided to those prescribed in section 96(6A) of the Act, with no adverse comments having been received from any party.

ASSESSMENT OF THE APPLICATION

12. The works fall within the definition of a material alteration as they increase the area of the premises used for the sale, supply, service or consumption of liquor¹.
13. It may also be argued it is a significant change to the external appearance of the premises and facilities².
14. The application is simple in nature in that the licensee has increased the overall area of the licensed premises, which operates under the small bar authority to include the new viewing platform and alfresco dining area.
15. As submitted by the licensee, this expansion is intended to take advantage of the unique location of the premises so that the tourist industry is further supported by providing such facilities.
16. There has been no opposition to this application and no adverse comments, nor any compliance issues with this licensee who operates numerous other licensed premises through related licences within the Darwin CBD.
17. The licensee has confirmed that all the necessary certifications for the use of the new area have been obtained.

Public interest and community impact requirements

18. In accordance with section 97 of the Act, I have considered the public interest and community impact requirements and am satisfied that the alteration will be in the public interest, and that it is unlikely it will have any adverse impact on the community.
19. The intention of the licensee is to expand the business and take advantage of the location of the premises, which overlooks the Darwin Harbour and provides a significant viewing point for the public to utilise.

¹ *Liquor Act 2019*, s95(1)(a).

² *Ibid*, s95(1)(d) and (e).

20. As stated earlier, the licence operates under a small bar authority which limits patrons to a maximum of 100 persons.
21. Section 3(4) of the Act requires a person exercising a power under this Act to have regard to both the primary and secondary purposes of the Act, with a secondary purpose being the regulation of the industry in a way that stimulates the tourism and hospitality industries.
22. As required by that section this decision has been made in a manner consistent with those purposes.

REVIEW OF DECISION

23. Section 29(1) of the *Liquor Commission Act 2018* provides any decision of the Director is reviewable by the Northern Territory Liquor Commission (the Commission), with section 29(2) of the Act prescribing the persons who may apply for a review of the decision.
24. An application for a review of a decision must be made to the Commission within 28 days after written notice of the decision of the Director is given to the person, in the form approved by the Commission stating the grounds on which it is made, and the facts relied on to establish the grounds.
25. This decision is one that falls within the provisions of section 29(1) of the *Liquor Commission Act 2018* and is not one that is excepted by subsections (a) or (b) and is therefore reviewable by the Commission.



Mel Garde
Director of Liquor Licensing

7 July 2025