

NORTHERN TERRITORY LIQUOR COMMISSION

DECISION NOTICE

CITATION:	ARMADA HOTELS AND LEISURE PTY LTD: APPLICATION FOR FURTHER EXTENSION OF TIME [2026]
REFERENCE:	LC2026-0010
APPLICANT:	Armada Hotels and Leisure Pty Ltd
PREMISES:	Parkside Bistro Cnr Bloodwood Street & Tuckeroo Boulevard Zuccoli NT 0832
LIQUOR LICENCE:	FLL2022
LEGISLATION:	Section 6(3) of the <i>Liquor Commission Act 2018</i> Sections 3(4), 19(g) and 113 of the <i>Liquor Act 2019</i>
HEARD BEFORE:	Sally Gearin (Chairperson) Stephen Gelding (Health Member) Benjamin Giesecke (Community Member)
DATE OF HEARING:	05 August 2026
DATE OF DECISION:	17 August 2026

Decision

1. Pursuant to section 6(3) of the *Liquor Commission Act 2018* (the LC Act), the Northern Territory Liquor Commission (the Commission) has determined to grant the application by Armada Hotels and Leisure Pty Ltd (the Applicant) for a further extension of time in relation to paragraph 2(a) of the Commission's decision dated 18 October 2022.
2. The Commission determines that the time for completion of the planned construction works for the licensed premises be extended from 18 October 2026 to 18 October 2027, or such later date as the Commission may approve.

Reasons

Background

3. On 18 October 2022, the Commission granted a liquor licence with a public bar authority to the Applicant for premises known as Parkside Bistro to be constructed at the corner of Bloodwood Street and Tuckeroo Boulevard, Zuccoli.
4. That licence was granted subject to a condition requiring the Applicant to complete the planned construction works within three years of the date of the Decision Notice, or such later date as the Commission may approve.
5. On 30 April 2025, the Commission approved the Applicant's first application for an extension of time and extended the completion date to 18 October 2026.
6. In that decision, the Commission expressly noted that any further extension would be subject to closer scrutiny and expected the Applicant to do everything within its power to complete the works by the extended deadline.

The Application

7. On 10 June 2026, the Applicant advised the Director of Liquor Licensing that civil works had commenced at the site and sought guidance regarding a further extension of time.
8. Further submissions and supporting material were subsequently provided by the Applicant and referred to the Commission by the Director.
9. The material before the Commission demonstrates that delays to the commencement and progression of the works arose from circumstances substantially outside the Applicant's control.
10. In particular, the Commission accepts that the construction programme was dependent upon approvals and commencement of works associated with the adjoining neighbourhood park forming part of the broader Zuccoli Aspire development.
11. The evidence before us demonstrates that approval of the park design and associated works was the responsibility of third parties, including the developer and the City of Palmerston, and that delays in obtaining those approvals prevented commencement of aspects of the licensed development.
12. The Commission also accepts the Applicant's submission that the 2025-2026 wet season was unusually severe and significantly impacted the construction programme. The Commission accepts the Applicant's evidence that civil works were delayed and that site works which were anticipated to commence earlier in the year could not proceed until June 2026.

13. Importantly, the Commission is satisfied that construction activity has now commenced. Supporting material provided to the Director includes photographs of site establishment works, civil works documentation, purchase orders and invoices associated with the commencement of construction activities.
14. In addition, the Commission members Ms Gearin and Mr Giesecke personally inspected the site on 05 August 2026 and observed that site works had commenced and were well underway.
15. The Commission also notes that the Director supports the application and accepts that the Applicant has continued to exercise best endeavours to progress the development and comply with the Commission's requirements.

Updated Works Programme

16. Following the Commission's site inspection and discussions with representatives of the Applicant on 05 August 2026, a further updated project programme was submitted to the Commission on 07 August 2026.
17. The programme, prepared by Zest DCA and dated 05 August 2026, identifies the following anticipated milestones:
 - a. Completion of early works – September 2026;
 - b. Completion of building works – February 2027;
 - c. Completion of fit-off works – March 2027;
 - d. Commissioning and certification – May 2027; and
 - e. Occupancy permit and practical completion – June 2027.
18. The Commission accepts that this programme is realistic and provides a credible pathway to completion of the development.
19. The Commission further notes that the projected completion date remains comfortably within the extension period sought by the Applicant.

Assessment

20. As the Commission observed in its earlier decision of 30 April 2025, the *Liquor Act 2019* does not prescribe a specific process for dealing with applications of this nature.
21. Consistent with previous decisions concerning extensions of time, including the Parkside Bistro and Darwin Airport Resort matters, the Commission is satisfied that the power to determine this application arises through section 6(3) of the LC Act read together with sections 3(4) and 19(g) of the Act.
22. The Commission determines that the matter is appropriately dealt with on the papers pursuant to section 21(d) of the LC Act and that a public hearing is not necessary.

23. The principal consideration for the Commission is whether the Applicant has genuinely endeavoured to complete the project and whether the delays have arisen through circumstances beyond its reasonable control.
24. Having considered the material before it, the Commission is satisfied on both matters.
25. Unlike the position that existed at the time of the Applicant's first extension request, construction activity has now commenced, substantial preparatory works have been undertaken and a detailed works programme has been provided.
26. The evidence establishes that delays resulted primarily from:
 - a. third-party delays associated with approvals and delivery of the adjoining neighbourhood park;
 - b. consequential delays arising from the dependency between the park development and the licensed premises development; and
 - c. the impacts of a significant wet season upon the commencement and progression of site works.
27. The Commission accepts these circumstances were largely outside the Applicant's reasonable control.
28. The Commission also accepts that refusal of the application would unnecessarily prejudice the Applicant in circumstances where substantial effort and expenditure have now been committed toward construction of the premises and where the Commission is satisfied the project is actively progressing.
29. For those reasons, the Commission considers it appropriate to approve a further extension of time.
30. The Commission nevertheless reiterates its expectation that the Applicant continue to exercise best endeavours to complete the project within the period now granted.
31. The Commission expects regular and proactive engagement with Licensing NT should any unforeseen issues arise which may impact the revised construction programme.
32. Based upon the current programme, the Commission anticipates that the works should be completed well prior to 18 October 2027.
33. Accordingly, the Commission grants the application and extends the completion date to 18 October 2027.

Future Extensions

34. The Director has recommended that authority for any future extension be delegated to the Director in circumstances where it is clear that delays remain outside the Applicant's control and best endeavours continue to be exercised.
35. The Commission accepts that recommendation.

36. Pursuant to section 7 of the *Liquor Commission Act 2018*, the Commission delegates to the Director of Liquor Licensing authority to approve any future application for extension of time relating to this licence, provided the Director is satisfied that:
- a. the Applicant continues to exercise best endeavours to complete the works;
 - b. any continuing delay is substantially outside the Applicant's control;
 - c. no contentious issue arises requiring determination by the Commission; and
 - d. the extension sought is reasonable in the circumstances.
37. If the Director is not satisfied of those matters, or considers that the circumstances warrant consideration by the Commission, the application must be referred back to the Commission for determination.
38. The Director must provide written reasons for any decision made pursuant to this delegation and advise the Applicant of any applicable review rights.

NOTICE OF RIGHTS

39. Section 31(1) of the *Liquor Act 2019* provides that this decision is reviewable by the Northern Territory Civil and Administrative Tribunal (NTCAT).
40. Section 94(3) of the *Northern Territory Civil and Administrative Tribunal Act 2014* provides that an application for review must be lodged within 28 days of the date of this decision.
41. Pursuant to section 31(2) of the *Liquor Act 2019*, the persons who may apply for a review of this decision are the Applicant and the Director of Liquor Licensing.

Sally Gearin

Sally Gearin

CHAIRPERSON

NORTHERN TERRITORY LIQUOR COMMISSION

17 August 2026

On behalf of the Commissioners Gearin, Gelding and Giesecke