Notification Waiver Determination

Star Hotels Group – Liquor Legends Berserker & Liquor Legends Highway A1, QLD

Acquisition	Migaloo QLD Pty Ltd, a subsidiary of Star Consolidated Holdings Pty Ltd and its controlled entities (**Star Hotels Group**), applied for a notification waiver in respect of its proposed acquisition of: • the leasehold interest in the land that the Liquor Legends Berserker and Liquor Legends Highway A1 stores operate on; and • business assets including goodwill, fixtures, fittings and all licences involved with the Liquor Legends Berserker and Liquor Legends Highway A1 stores, as described in the transaction documents provided as part of the application (the **Acquisition**).
Determination	The Australian Competition and Consumer Commission has determined under section 51ABV(1)(b) of the *Competition and Consumer Act 2010* (Cth) not to make the notification waiver determination applied for.
Date of determination	2 April 2026

Parties to the Acquisition	The Star Hotels Group is an independently owned and operated hospitality group, primarily operating pubs along the eastern seaboard of Queensland with 4 venues in South Australia. It operates multiple licensed venues and liquor retail outlets under brands such as Star Liquor, Sense of Taste and Bob's Bulk Booze, as well as accommodation at selected venues. Liquor Legends Berserker and Liquor Legends Highway A1 are bottle shop businesses which are located at 169 High Street, Berserker, Queensland 4701 and 86 Derby Street, Rockhampton, Queensland 4700, respectively. Liquor Legends Berserker and Liquor Legends Highway A1 Liquor are currently owned and operated by The Trustee for The Garden Holdings Trust. The Star Hotels Group and Liquor Legends Berserker and Liquor Legends Highway A1 stores overlap in the retail supply of liquor to customers in local areas in Rockhampton.
Explanation for determination	In making this notification waiver determination, the Australian Competition and Consumer Commission (**ACCC**) has considered the information provided with the notification waiver application and had regard to the factors in section 51ABV(2)(b) of the Act. Based on the information provided in the application, including the parties' revenue in Australia, the ACCC considers that, if the Acquisition were put into effect, the notification thresholds would be met.

	Based on the information provided in the application, the ACCC considers that the Acquisition may raise competition issues. In particular: a. there is horizontal overlap between the Star Hotels Group and the Liquor Legends Berserker and Liquor Legends Highway A1 stores in the retail supply of packaged liquor for off-site consumption, in the local area surrounding those stores and the broader Rockhampton area b. Star Hotel Group's share of the retail supply of packaged liquor in Rockhampton is likely to be significant c. there is uncertainty regarding the level of competitive constraint likely to be exerted from alternative retail suppliers of packaged liquor for off-site consumption, in the local areas surrounding the Liquor Legends Berserker and Liquor Legends Highway A1 stores and in the broader Rockhampton area. The ACCC considers that these potential competition issues warrant consideration through the notification process, including via consultation with third parties. Given the above, the ACCC has determined not to make the notification waiver determination applied for. The ACCC considers that the determination is consistent with the object of the Act and the interests of consumers in promoting competition. For more information about the ACCC's approach to considering notification waiver applications and to assessing competition effects more generally, see the ACCC's interim guidance on notification waivers and merger assessment guidelines.

Determination made by a division of the Commission constituted by a direction issued pursuant to section 19 of the Act