



Ms Nicole Beath
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7 September 2022

Dear Ms Beath

Application No.	1-8245310266
Applicant	Liquorland (Australia) Pty Ltd
Application for Licence	Removal of packaged liquor licence LIQP700383976
Current licence name	First Choice Liquor Superstore
Current trading hours	Monday to Saturday 9:00 AM – 11:00 PM Sunday 10:00 AM – 10:00 PM
Current premises	794 Pennant Hills Road Carlingford NSW 2118
Proposed licence name	Liquorland
Proposed trading hours	Monday to Saturday 8:00 AM – 10:00 PM Sunday 10:00 AM – 10:00 PM
Proposed premises	745 Windsor Road Box Hill NSW 2118
Legislation	Sections 3, 11A, 12, 29-31, 40, 45, 48 and 59 of the <i>Liquor Act 2007</i>

Decision of the Independent Liquor & Gaming Authority Application for a removal of packaged liquor licence – Liquorland

The Independent Liquor & Gaming Authority considered the application above, and decided on 19 August 2022 to **approve** the application under section 59 of the *Liquor Act 2007*, subject to imposing conditions as set out in Schedule 1.

Removal of the licence

Notwithstanding the approval of the application, the subject licence (LIQP700383976) remains at 794 Pennant Hills Road Carlingford, subject to the same conditions and trading hours in force immediately before the approval of this application, until Liquor & Gaming NSW has:

- been notified that the licence has been removed, and
- granted a transfer of the licence to a suitably qualified person.

Concise statement of reasons

A concise statement of reasons for this decision is attached at the end of this letter.

In the interest of efficient finalisation of determined matters in a high-volume liquor and gaming jurisdiction, the Authority will only produce a detailed statement of reasons for applications which are refused, partially approved or the subject of stakeholder objections.

A concise statement of reasons is produced for non-contested applications that have been approved by the Authority, in cases where a statement of reasons is required to be published for the application under section 36C of the *Gaming and Liquor Administration Act 2007*.

The concise statement of reasons briefly sets out the material considered by the Authority, the legislative requirements, and the Authority's key findings.

If you have any questions, please contact the case manager at leonie.jennings@liquorandgaming.nsw.gov.au.

Yours faithfully



Murray Smith
Deputy Chairperson
For and on behalf of the **Independent Liquor & Gaming Authority**

Concise statement of reasons

Key facts

Application No.	1-8245310266
Applicant	Liquorland (Australia) Pty Ltd
Application for	Removal of packaged liquor licence
Licence	LIQP700383976
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Current trading hours	Monday to Saturday 9:00 AM – 11:00 PM Sunday 10:00 AM – 10:00 PM
Proposed licence name	Liquorland
Proposed premises	745 Windsor Road Box Hill NSW 2118
Proposed trading hours	Monday to Saturday 8:00 AM – 10:00 PM 10:00 AM – 10:00 PM
Application date	4 April 2022
Decision	Approved under section 59 of the <i>Liquor Act 2007</i>
Decision date	19 August 2022

Material considered by the Authority

The Authority has considered the following material in determining the application:

- application material, including evidence of notification to specified stakeholders and the community about the application
- category B community impact statement
- premises plan setting out the proposed boundaries of the licensed premises and any applicable authorisations
- plan of management for the licensed business at the premises
- development consent for the premises
- statistics sourced from Liquor & Gaming NSW, Bureau of Crime Statistics and Research, NSW Health and Australian Bureau of Statistics in respect of the socio-economic status, liquor licence density, alcohol-related crimes rates, and health issues in the relevant local and broader communities
- stakeholder submissions in relation to the application, and the applicant's response to those submissions.

Legislative requirements

The Authority has considered the application in the context of the following sections of the *Liquor Act 2007*, and the associated clauses of the Liquor Regulation 2018:

- Section 3: Statutory objects of the Act and relevant considerations.
- Sections 11A and 12: Standard trading period for liquor licences and a mandatory 6-hour period during which liquor cannot be sold.
- Sections 29-31: Specific provisions in respect of a packaged liquor licence.
- Section 40: Minimum procedural requirements for a liquor licence application to be validly made.
- Section 44: Submissions to Authority in relation to licence applications.
- Section 45: Criteria for granting a liquor licence.

- Section 48: Requirements in respect of a CIS, including a requirement that the Authority must not approve the application unless it is satisfied, having regard to the CIS and other available information, that the overall social impact of doing so will not be detrimental to the well-being of the local or broader community.
- Section 59: Requirements for an application to remove a liquor licence to another premises and the determination of such an application.

The Authority has also had regard to its Guideline 6 in considering the overall social impact of approving the application pursuant to section 48 of the Act.

Key findings

In accordance with its Guideline 6, the Authority finds that the relevant local community for the purposes of this decision is the suburb of Box Hill, and the broader community is the Local Government Area of The Hills Shire.

Positive social impacts

The Authority is satisfied on the material before it that the proposal set out in the application, if approved, would likely benefit the local and broader communities through the provision of increased convenience and choice.

The Authority notes the proposed premises is still under construction and will not be completed until January 2023. The Authority notes that the applicant contends the new location will service the needs of over 2,600 new residential dwellings.

Negative social impacts

The Authority accepts that the proposal may, over time, contribute to an increase in alcohol-related harm in the local and broader communities, including alcohol-fuelled violence, health problems and social and amenity issues, having regard to the:

- presence of crime hotspots in the local community

The Authority is nevertheless satisfied that these risk factors are sufficiently mitigated by the following:

- lower than average liquor licence density in the local and broader community
- absence of any objections from agency stakeholders or members of the community
- experience of the applicant as an operator of multiple licensed premises with sound compliance records
- the harm minimisation measures set out in the plan of management and licence conditions as set out in Schedule 1.

Overall social impacts and conclusion

Having considered the positive and negative social impacts that are likely to flow from the applicant's proposal, the Authority is satisfied that the overall social impact of approving the application will not be detrimental to the well-being of the local or broader community.

The Authority is also satisfied that the other legislative requirements for the approval of the application have been met.

The Authority finds, having regard to the above, that approving the application is consistent with the statutory objects and considerations of the Act to regulate the liquor industry in line with the community's expectations, needs and aspirations, and facilitate the balanced and responsible development of the liquor industry and related industries.

Accordingly, the Authority approves the application under section 59 of the Act.



Murray Smith
Deputy Chairperson
For and on behalf of the **Independent Liquor & Gaming Authority**

Schedule 1 – Licence conditions to be imposed Liquorland

1. 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 six (6) hours between 2:00 AM and 8:00 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. Restricted trading & NYE (std)
Retail sales

Good Friday	Not permitted
December 24 th	Normal trading Monday to Saturday 8:00 AM to 12 midnight Sunday
Christmas Day	Not permitted
December 31 st	Normal trading
3. The business authorised by this licence must not operate with a greater overall level of social impact on the well-being of the local and broader community than what could be reasonably expected from the information contained in the Community Impact Statement, application and other information submitted in the process of removing this licence to the premises at 745 Windsor Road, Box Hill.
4. The premises is to be operated at all times in accordance with the Coles Liquor NSW Management Strategies and House Policy for the Responsible Service of Alcohol documents, as submitted to the Independent Liquor and Gaming Authority (“the Authority”) in support of the licence application and as may be varied from time to time after consultation with the Authority. A copy of these documents 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 Authority.
5. The licensee or its representative must join and be an active participant in the local liquor accord.
6. Closed-circuit television system
 - 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:
 - (i) all entry and exit points on 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.

The conditions above are to replace all of the existing conditions on the packaged liquor licence the subject of the application (LIQP700383976).