

NSW Independent Liquor & Gaming Authority

Our ref: DF26/005857

Ms Nicole Beath

JDK Legal

11 March 2026

Dear Ms Beath

Application No.	APP-0015497123
Applicant	LIQUORLAND (AUSTRALIA) PTY. LTD.
Application for	New packaged liquor licence
Application date	31 October 2025
Decision date	18 February 2026
Proposed licence name	Liquorland
Proposed trading hours	Monday to Thursday 10:00 AM – 08:00 PM Friday 10:00 AM – 09:00 PM Saturday 10:00 AM – 08:00 PM Sunday 10:00 AM – 07:00 PM
Proposed premises	Calaroga Centre 7-11 Kirkham Street Moss Vale NSW 2577
Legislation	Sections 3, 11A, 45, 47B and 72I of the <i>Liquor Act 2007</i>

Decision of the Independent Liquor & Gaming Authority

Application for a new packaged liquor licence – Liquorland

We **approve** the application above under section 45 and 72I of the *Liquor Act 2007* (**the Act**) – with the conditions set out in Schedule 1. The 6-hour closure period overrides any condition of the licence.

Approved manager or individual licensee

The licence cannot be exercised until the Authority or Liquor & Gaming NSW is notified that:

- the licence is transferred to an individual licensee, or an approved manager is appointed; and
- the licensee or approved manager is a suitable and qualified person.

McKell Building, 2-24 Rawson Place Haymarket NSW 2000 | GPO Box 4012 Sydney NSW 2001
office@ilga.nsw.gov.au | ilga.nsw.gov.au | ABN 42 496 653 361

Statement of reasons

We are satisfied that the overall impact of approving the application will be consistent with the objects of the Act and will not be detrimental to the wellbeing of the local or broader community.

We are also satisfied that the requirements in section 45(3) have been met.

Our main findings

The local community for the purposes of this decision is the suburb of Moss Vale. The broader community is the Local Government Area (**LGA**) of Wingecarribee.

The applicant sought to operate a standalone packaged liquor licence (**PLL**) in Moss Vale under the 'Liquorland' banner which would also offer same day delivery. The store would be in the "Calaroga Centre" on Kirkham Street, adjacent to the existing Coles supermarket and proposes to sell a range of beer, wine and spirits. We are satisfied that the proposal would benefit the local and broader communities by providing increased convenience and choice.

We had regard for the high licence saturation of PLLs in the suburb and LGA, and because the rate of alcohol-related domestic assault and alcohol-related non-domestic assault are significantly higher in the suburb than in NSW, we agreed that a crime scene preservation condition should be imposed.

Social impacts

We accept that approving the proposal could contribute to an increase in alcohol-related harm in the local and broader communities because of the:

- proposed premises being in a suburb that has a medium-density crime hotspot for domestic assault and a low-density crime hotspot for malicious damage to property
- incidence of alcohol-related domestic assault and alcohol-related non-domestic assault being higher in the suburb than in NSW
- rate of packaged liquor licences being higher in the suburb and LGA than in NSW
- rate of alcohol-attributed deaths in the LGA being higher than in NSW.

We also considered an objection from the public, which alleged:

- potential increase of anti-social behaviour
- local area is serviced by many other bottle shops
- walkways and alley way to access the shop is a concern, the walkways are poorly lit and create a security risk for patrons and the general public
- issues including insufficient parking, noise disturbance, insufficient lighting in surrounding areas and access to loading dock being a traffic risk.

The applicant responded to these concerns as follows:

- the parking and planning considerations are within the purview of council, as such these concerns should be given little weight
- neither council or police have raised concerns around noise or patron behaviour in relation to this application
- the operator is experienced and has management strategies to prevent loitering. In addition, the location of the premises within the centre will service patrons who are completing grocery shopping or general shopping which means that patrons will not

loiter outside the premises but instead will continue shopping or will exit the centre completely

- outlet density figures are misrepresented due to the small residential population and high visitor numbers in the local and broader community.

We were not persuaded that these responses adequately address the concerns of the objector. Nevertheless the factors below weighed in favour of approval of the application and may also partially or fully mitigate some of the risks identified above:

- there were no objections from NSW Police
- the total liquor outlet density in the suburb is not of a level which would cause concern
- there are no crime hotspots in the suburb for non-domestic assault or alcohol-related assault
- the incidence of malicious damage to property and alcohol-related disorderly conduct are lower in the suburb than in NSW
- the incidence of all crime categories we considered is lower in the LGA than in NSW
- Socio-Economic Index for Areas (**SEIFA**) data indicates an average to above average level of socio-economic advantage and disadvantage in the suburb and LGA compared to other communities in NSW¹
- the rate of alcohol-attributed hospitalisations in the LGA is lower than in NSW
- the operator of the proposed premises is experienced
- the harm-minimisation measures outlined in the plan of management and licence conditions, as set out in Schedule 1.

The material we considered

We considered the following material when making our decision:

- the application material — including evidence that stakeholders and the community were notified about the application
- the legislation
- certificate of advertising
- a Statement of Risks and Potential Effects
- the plan of the licensed premises and any authorisations
- a plan of management for the licensed business
- a development consent for the premises
- statistics from Liquor & Gaming NSW, Bureau of Crime Statistics and Research, NSW Health and Australian Bureau of Statistics on the socio-economic status, liquor licence density, alcohol-related crimes rates and health issues in the local and broader communities
- L&GNSW compliance materials
- stakeholder submissions and the applicant's response to them.

We also considered [Guideline 6](#) to assess the likely overall impact to the local and broader community.

¹ Research shows that the association between liquor outlet density and assaults is stronger in areas with higher percentages of ATSI and in areas with lower socio-economic status (Association of liquor outlet density with domestic and non-domestic assault in New South Wales; Jiang, H., Riordan, B., Laslett, A-M., Livingston, M., Lee, K., James, D., Stearne, A., & Room, R. (2024)).

This decision will be published in accordance with section 36C of the *Gaming and Liquor Administration Act 2007*.

Opportunity for review

The applicant and anyone who was notified of the application and made a submission, may apply to NCAT for a review of the decision.

An application for review must be made no later than 28 days after the decision is published on the website. There is a fee to lodge the application.

For more information, please contact the NCAT Registry at Level 10 John Maddison Tower, 86-90 Goulburn Street Sydney or visit the NCAT website.

If you have any questions

Please contact Liquor & Gaming NSW at: new.applications@liquorandgaming.nsw.gov.au if you have any questions.

Yours sincerely



Caroline Lamb

Chairperson

NSW Independent Liquor & Gaming Authority

Schedule 1: Licence conditions to be imposed - Liquorland

No.	Condition to be imposed	Description
1.	6-hour closure	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 6 hours between 04:00 AM and 10:00 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.	Retail sales	Good Friday: Not permitted December 24 th : Normal trading Monday to Saturday, 8:00 AM to 12:00 midnight Sunday Christmas Day: Not permitted December 31 st : Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight Sunday
3.	Overall impact	The business authorised by this licence must not operate with a greater level of overall impact on the well-being of the local and broader community than what could reasonably be expected from the information contained in the application and other information submitted in the process of obtaining the licence.
4.	Liquor plan of management	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.	Liquor accord	The licensee or its representative must join and be an active participant in the local liquor accord.
6.	CCTV	<ol style="list-style-type: none"> 1. The licensee must maintain a closed-circuit television (CCTV) system on the licensed premises ("the premises") in accordance with the following requirements: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> i. all entry and exit points to the premises, and ii. all publicly accessible areas (other than toilets) within the licensed premises. 2. The licensee must also: <ol style="list-style-type: none"> a. keep all recordings made by the CCTV system for at least 30 days,

No.	Condition to be imposed	Description
		<ul style="list-style-type: none"> b. ensure that the CCTV system is accessible at all times the system is required to operate pursuant to sub-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.
7.	Crime scene preservation	<p>Immediately after the person in charge of the licensed premises or a staff member becomes aware of any incident involving an act of violence causing injury to a person on the premises, the person in charge of the licensed premises and/or staff member must:</p> <ol style="list-style-type: none"> 1. take all practical steps to preserve and keep intact the area where the act of violence occurred, 2. retain all material and implements associated with the act of violence in accordance with the crime scene preservation guidelines issued by NSW Police, as published from time to time on the Liquor and Gaming NSW website, 3. make direct and personal contact with NSW Police to advise it of the incident, and 4. comply with any directions given by NSW Police to preserve or keep intact the area where the violence occurred. <p>In this condition, 'staff member' means any person employed by, or acting on behalf of, the licensee of the premises, and includes any person who is employed to carry on security activities (e.g. crowd controller or bouncer) on or about the premises.</p>