

# NSW Independent Liquor & Gaming Authority

Our ref: DF26/005856

Mr Gerard Patrick Hutchinson

11 March 2026

Dear Mr Hutchinson

Application No.	APP-0015387921
Applicant	Gerard Patrick Hutchinson
Application for	New packaged liquor licence
Application date	15 October 2025
Decision date	18 February 2026
Proposed licence name	Vino-Tas
Proposed trading hours	Monday to Thursday 10:00 AM – 06:00 PM Friday 10:00 AM – 08:00 PM Saturday 10:00 AM – 06:00 PM Sunday 10:00 AM – 02:00 PM
Proposed premises	78A Pacific Highway Roseville NSW 2069
Legislation	Sections 3, 11A, 12, 29, 31, 40, 44, 45, 47B, 72I and 123 of the <i>Liquor Act 2007</i>

## Decision of the Independent Liquor & Gaming Authority

### Application for a new packaged liquor licence – Vino-Tas

We **approve** the application above under section 45 and 72I(3) and (4) 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.

### 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.

## Our main findings

The local community for the purposes of this decision is the suburb of Roseville. The broader community is the Local Government Area (**LGA**) of Ku-ring-gai.

The applicant sought a new packaged liquor licence to operate a wine store to introduce a variety of wines from new regions to the local community.

We are satisfied that the proposal would benefit the local and broader communities by providing increased convenience and choice.

### *Social impacts*

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

- high-density crime hotspots domestic assault and malicious damage to property in the suburb
- incidence of alcohol-attributed hospitalisations in the LGA being higher than in NSW.

We also considered 5 objections, including one from a local competitor noting the following concerns:

- alleged lack of public notification of the application
- the local community does not need another packaged liquor outlet
- the impact on existing liquor stores
- being a quiet location, low traffic with limited parking
- no demonstrated community need.

We had regard for the applicant's response to these concerns, which noted that notices were delivered to all residents within 100 metres of the proposed boutique wine store, with Hill Street businesses excluded because they fall outside that radius. The store will offer curated premium wines only and aims to serve the wider North Shore, filling a gap left in part by Coles' closure of Vintage Cellars stores. It is not intended to compete with local full-service bottle shops.

The below factors 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 government agencies
- the incidence of all crime categories we considered is lower in the suburb and LGA than in NSW
- the liquor outlet density is lower in the suburb and LGA than in NSW
- the proposed premises will have reduced trading hours
- the proposed premises will offer a limited type of liquor products with no delivery service
- Socio-Economic Index for Areas (SEIFA) data indicates an above average level of socio-economic advantage and disadvantage in the suburb and LGA compared to other communities in NSW<sup>1</sup>
- the rate of alcohol-attributed deaths is lower in the LGA than in NSW
- the harm-minimisation measures outlined in the plan of management and licence conditions, as set out in Schedule 1.

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<sup>1</sup> 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)).

## **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.

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](mailto: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 - Vino-Tas

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 <b>4:00 AM and 10:00 AM</b> 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 <sup>th</sup> : Normal trading Monday to Saturday, 8:00 AM to 12:00 midnight Sunday Christmas Day: Not permitted December 31 <sup>st</sup> : 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 accord	The licensee or its representative must join and be an active participant in the local liquor accord.
5.	Liquor plan of management	The premises is to be operated at all times in accordance with the Plan of Management dated <b>22 January 2026</b> as may be varied from time to time after consultation with NSW Police. A copy of the Plan of Management 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 Independent Liquor and Gaming Authority.
6.	CCTV	<ol style="list-style-type: none"> <li>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"> <li>a. the system must record continuously from opening time until one hour after the premises is required to close,</li> <li>b. recordings must be in digital format and at a minimum of ten (10) frames per second,</li> <li>c. any recorded image must specify the time and date of the recorded image,</li> <li>d. the system's cameras must cover the following areas: <ol style="list-style-type: none"> <li>i. all entry and exit points on the premises, and</li> <li>ii. all publicly accessible areas (other than toilets) within the premises.</li> </ol> </li> </ol> </li> <li>2. The licensee must also: <ol style="list-style-type: none"> <li>a. keep all recordings made by the CCTV system for at least 30 days,</li> <li>b. ensure that the CCTV system is accessible at all times the system is required to operate pursuant to sub-clause</li> </ol> </li> </ol>

No.	Condition to be imposed	Description
		<p>1(a), by at least one person able to access and fully operate the system, including downloading and producing recordings of CCTV footage, and</p> <p>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.</p>
7.	Specialised Liquor Products	<ol style="list-style-type: none"> <li>1. The licensee must ensure that only the following liquor products are sold or supplied by the licensed business ("Business"), except as provided by sub-clause 2: <ol style="list-style-type: none"> <li>a. boutique wines (including sparkling wines and champagne)</li> <li>b. organic and natural liquor products</li> </ol> </li> <li>2. Other complementary liquor products, provided that those other products do not exceed more than 10% of the total product lines or 10% of the total products stocked on the premises at any one time, are also permitted. For liquor products available for sale under this sub-clause, the licensee must maintain documentation that stock levels do not exceed either of the specified 10% thresholds.</li> <li>3. The licensee must ensure that a list of the product lines and products stocked by the Business at any one time is kept at the premises and made available for inspection on the request of a police officer, Liquor &amp; Gaming NSW inspector, or any other person authorised by the Independent Liquor and Gaming Authority.</li> <li>4. For every liquor product that is available for sale under sub-clause 1, the licensee must maintain and make available for inspection on the premises documentation from the supplier confirming the location of production, and/or that the product meets the relevant definition specified in this condition.</li> </ol> <p>Definitions</p> <p>For the purposes of this condition:</p> <ol style="list-style-type: none"> <li>1. Boutique wine is defined as wine (other than sparkling wine or champagne) that is manufactured by or on behalf of a boutique wine company which crushes and bottles 250 tonnes or less annually under its own label and is independently owned (i.e. not owned by a larger wine company at the time wine is supplied to the Business).</li> <li>2. Boutique champagne and sparkling wine is defined as champagne or sparkling wine that is not generally considered to be mainstream champagne or sparkling wine, that is, champagne or sparkling wine that is not commonly sold by major liquor retailers.</li> <li>3. Organic and natural liquor products are defined as: <ol style="list-style-type: none"> <li>a. Organic liquors (including organic wines) that bear a recognised organic certification logo.</li> <li>b. Wine that is labelled or marketed as organic wine, and is produced from vineyards and farms that are farmed organically or to organic standards, typically with little</li> </ol> </li> </ol>

No.	Condition to be imposed	Description
		<p>or no additions in winemaking (whether or not the wine is certified as organic);</p> <p>c. Wine that is labelled or marketed as natural wine, and is produced from vineyards that are farmed organically or bio-dynamically, and then produced with no additions (additives) in winemaking, including Mega Purple, tartaric acid, enzymes, Mala bugs, and bottled with lower levels of sulphur or without sulphur (preservative 220); and</p> <p>d. Boutique wines that are marketed as organic, bio-dynamic, or natural wines (including sparkling wine), and manufactured by or on behalf of a boutique wine company which crushes and bottles 250 tonnes or less annually under its own label and is independently owned (i.e. not owned by a larger wine company at the time the licensee purchases wine wholesale from the supplier).</p>
8.	Restricted trading on public holidays	The sale and supply of liquor at the licensed premises must <b>cease by 06:00 PM</b> on public holidays.