

NSW Independent Liquor & Gaming Authority

Our ref: DF26/018520

Mr Yuanji Bao

19 May 2026

Dear Bao

Application No.	APP-0015714322
Applicant	HMART CHATSWOOD GROUP PTY LTD
Application for	New packaged liquor licence
Application date	26 December 2026
Decision date	22 April 2026
Proposed licence name	Yonghui Supermarket Chatswood
Proposed trading hours	Monday to Sunday 10:00 AM – 9:00 PM
Proposed premises	Shop 207-9, 1 Anderson Street Chatswood NSW 2067
Legislation	Sections 3, 11A, 12, 29, 30, 40, 44, 45, 47B, 72I, 114 and 123 of the <i>Liquor Act 2007</i>

Decision of the Independent Liquor & Gaming Authority

Application for a new packaged liquor licence – Yonghui Supermarket Chatswood

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.

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 Chatswood. The broader community is the Local Government Area (**LGA**) of Willoughby.

The applicant sought approval to operate a packaged liquor licence (**PLL**) incorporating a liquor sales area (**LSA**) within Yonghui Supermarket Chatswood, located in Westfield Chatswood. The proposal focused on the sale of Asian liquor products, and the applicant consented to a special licence condition restricting sales to those products.

The proposed LSA measures approximately 11m² located entirely within the Westfield shopping centre. Same-day liquor delivery was proposed with statutory requirements addressed through the liquor Plan of Management.

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 in the suburb for all categories we considered
- much higher saturation of PLLs and total outlet density in the suburb and LGA than the rate for NSW with the saturation in the suburb being more than double the NSW average¹
- incidence of alcohol-attributed hospitalisations in the LGA being higher than the rate for NSW.

NSW Health lodged a detailed and evidence-based objection, which we found to be helpful, raising concerns in relation to risks identified above, as well as the proposed trading hours and the proposed premises' proximity to schools and transport hubs. We shared those concerns.

However, we note that the factors below weighed in favour of approval of the application and may also partially or fully mitigate some of the risks identified above:

- the proposed liquor sales area measured approximately 11 m², located in a single fridge behind the point of sale and entirely within the Westfield shopping centre suggesting that if approved, the venue is unlikely to add to the availability of liquor in the suburb or LGA
- the incidence of all crime categories we considered being lower in the suburb and LGA than the rate for NSW
- Socio-Economic Indexes for Areas (**SEIFA**) data indicates that the suburb and the LGA exhibit an above-average level of socio-economic advantage and disadvantage compared with other communities across NSW²
- the incidence of alcohol-attributed deaths in the LGA being lower than the rate for NSW
- the harm-minimisation measures outlined in the plan of management and licence conditions, as set out in Schedule 1.

¹ High levels of packaged liquor outlet-density have been shown to be positively associated with higher rates of alcohol-attributable morbidity and mortality (Morrison et al., 2016).

² 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. (2023)).

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 and [Guideline 10](#) relating to the sale of liquor in supermarkets.

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 - Yonghui Supermarket Chatswood

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 4:00 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 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 24 March 2026 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	- The licensee must maintain a closed-circuit television (CCTV) system at the supermarket/specialty store in accordance with the following requirements: - the system must record continuously from opening time until one hour after the supermarket/specialty store is required to close, - recordings must be in digital format and at a minimum of ten (10) frames per second, - any recorded image must specify the time and date of the recorded image, - the system's cameras must cover the following areas: - all entry and exit points to the supermarket/specialty store, and - all publicly accessible areas (other than toilets) within the liquor sales area. - The licensee must also: - keep all recordings made by the CCTV system for at least 30 days, - 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

No.	Condition to be imposed	Description
		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.	Adequate separation	The liquor sales area must be adequately defined from the rest of the supermarket in accordance with the premises plan as approved by the Independent Liquor and Gaming Authority on 22 April 2026 or any premises plan subsequently approved by the Authority.
8.	Specialised Liquor Products	1. The licensee must ensure that only the following liquor products are sold or supplied by the licensed business ("Business"): a. Liquor products produced in Indonesia, Thailand, China, South Korea, and Japan. 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. 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 & Gaming NSW inspector, or any other person authorised by the Independent Liquor and Gaming Authority.
9.	Crime scene preservation	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: 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. 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.