

NSW Independent Liquor & Gaming Authority

Our ref: DF26/023241

Mr Grant Cusack
Hatzis Cusack Lawyers

16 June 2026

Dear Mr Cusack

Application No.	APP-0015644271
Applicant	FORDHAM LABORATORIES PTY LTD
Application for	New packaged liquor licence
Application date	10 December 2025
Decision date	20 May 2026
Proposed licence name	Camden South Cellars
Proposed trading hours	Monday to Saturday 9:00 AM – 8:00 PM Sunday 10:00 AM – 8:00 PM
Proposed premises	Shop 5, 54-60 Flinders Avenue Camden South NSW 2570
Legislation	Sections 3, 11A, 12, 29, 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 – Camden South Cellars

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.

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 Camden South. The broader community is the Local Government Area (**LGA**) of Camden.

The applicant sought approval for a small, independently owned packaged liquor outlet within a neighbourhood shopping complex in Camden South. The proposed premises adjoin a supermarket and other retailers, with customer parking available. Reduced trading hours were proposed, aligning with neighbouring businesses. The proposal aimed to improve local convenience, as there are no packaged liquor outlets in Camden South with the nearest hotel approximately 1.8 km away.

We are therefore 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:

- proposed premises being in a suburb that has a low-density crime hotspot for domestic assault
- percentage of Aboriginal and Torres Strait Islanders (**ATSI**) population in the suburb being higher than the NSW average¹

We also considered eight objections raising concerns in relation to:

- potential for disturbance to the quiet and good order of the neighbourhood including noise and parking availability
- alleged negative impacts to property price within the suburb
- increase risk of drink-driving in an ageing population
- a liquor store that could entice youth to drink in nearby playgrounds.

We had regard to the applicant's response to the objections, which submitted:

- there is no dedicated liquor store in Camden South, with the nearest over 5 km away
- the site has adequate parking and will mainly serve existing shopping centre customers, with standard trading hours.
- liquor stores are common in neighbourhood shopping centres
- the proposal poses low risk, supported by minimal local crime, no police objections, no public drinking issues, and added management measures.

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

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. (2023)).

- a petition was received with 40 signatures in support of the application along with 19 submissions in support from the public, suggesting a degree of public support for the proposal
- no objections were received from government agencies
- there are no crime hotspots in the suburb for non-domestic assault, malicious damage or alcohol-related assault
- the rates for all offences we consider are lower in the suburb and LGA compared to New South Wales (**NSW**)
- the two-year trend for crime rates in the suburb is ‘not calculated’, either because no incidents of that crime type were recorded, or the population for that region is too small to reliably calculate rates. There has been one incident of alcohol-related domestic assault and seven incidents of malicious damage to property in a 12-month period (to December 2025) in the suburb
- saturation of packaged liquor licences (**PLL**) as well as total liquor outlet density are lower in the suburb and LGA compared to NSW, this licence will be the first PLL to operate in the suburb
- Socio-Economic Index for Areas (**SEIFA**) data indicates an above average level of socio-economic advantage and disadvantage in the LGA
- the rates of alcohol-attributed deaths and hospitalisations are lower in the LGA compared to NSW
- the harm-minimisation measures outlined in the plan of management and licence conditions, as set out in Schedule 1 which may mitigate the risk of alcohol-related harm.

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
- the certificate of advertising
- the Statement of Risks and Potential Effects
- the plan of the licensed premises and any authorisations
- the plan of management for the licensed business
- the 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
- the 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 if you have any questions.

Yours sincerely



Caroline Lamb

Chairperson

NSW Independent Liquor & Gaming Authority

Schedule 1: Licence conditions to be imposed - Camden South Cellars

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 03:00 AM and 09:00 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 24th Normal trading Monday to Saturday, 8:00 AM to 12:00 AM midnight on a Sunday Christmas Day Not permitted December 31st Normal trading Monday to Saturday, 8:00 AM to 12:00 AM midnight on a 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.	Plan of Management	The premises is to be operated at all times in accordance with the Plan of Management dated April 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.
5.	Liquor Accord	The licensee or its representative must join and be an active participant in the local liquor accord.
6.	CCTV	- The licensee must maintain a closed-circuit television (CCTV) system on the licensed premises ("the premises") in accordance with the following requirements: - the system must record continuously from opening time until one hour after the premises 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 on the premises, and - all publicly accessible areas (other than toilets) within the premises. - 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-

No.	Condition to be imposed	Description
		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	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.