

NSW Independent Liquor & Gaming Authority

Our ref: DF26/018519

Mr Con Zanne
ZANNE STRATTON PARTNERS

28 May 2026

Dear Mr Zanne

Application No.	APP-0013833414
Applicant	George Aronis
Application for	New packaged liquor licence
Application date	10 October 2024
Decision date	20 May 2026
Licence name	Kanga Drinks
Trading hours	Monday to Saturday 10:00 AM – 12:00 AM Sunday 10:00 AM – 10:00 PM
Premises	31 Dalton Avenue Condell Park NSW 2200
Legislation	Sections 3, 29, 40, 44, 45, 47B, 72I and 114 of the <i>Liquor Act 2007</i> Section 5 of the <i>Gaming and Liquor Administration Act 2007</i>

Decision of the Independent Liquor & Gaming Authority

Application for a new packaged liquor licence – Kanga Drinks

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.

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 Condell Park. The broader community is the Local Government Area (**LGA**) of Canterbury - Bankstown.

On 16 July 2025, we considered and refused an application from Mr George Aronis (Mr Aronis, applicant and proposed licensee) to operate a delivery only packaged liquor licence (**PLL**) limited to remote sales processed from an address in Condell Park. We considered objections from NSW Police in relation to the criminal history of an individual who on the initial application was listed as an interested party in the licence (the interested party), the business owner and premises owner of the address the business is intended to be operated out of. We also considered submissions from two members of the public who raised concerns about the location of the proposed premises being a residential area and not zoned for commercial use, and that unknown individuals may be attracted to the residential street.

We also considered submissions made by the interested party.

We gave significant weight to the concerns raised by the NSW Police and the criminal history and alleged criminal associations of the interested party and on balance could not be satisfied that the granting of the licence would not be detrimental to the wellbeing of the local or broader community.

The applicant subsequently lodged an application in the NSW Civil and Administrative Tribunal (**NCAT**) to have the Authority's decision reviewed. The matter was remitted to the Authority for reconsideration on the basis that the interested party (who we will refer to as the 'former interested party') would no longer be involved in the business of the PLL.

In reconsidering the matter, we requested that L&GNSW obtain submissions from the applicant regarding the proposed imposition of a condition preventing the former interested party from any involvement in any licensed business carried on at the residential address where the proposed licensed business will operate or from being a close associate of the proposed licensee as defined in section 5 of the *Gaming and Liquor Administration Act 2007* (**the GALA Act**).

In response, the applicant confirmed that the former interested party is no longer involved in the business in any capacity, holds no ownership interest, will not control the business, and will not attend the residential property where the proposed licensed premises are situated, apart from coincidentally as part of ordinary family interactions at the address. The applicant raised no objection to the proposed condition. We were therefore satisfied that it was unlikely that the former interested party would be involved in the proposed business.

Accordingly, our prior concern that the granting of the licence may be detrimental to the broader or local community dissipated.

We are of the view that the applicant has satisfied the requirements in sections 45 and 72I of the Act, that the applicant is fit and proper, that proper processes will be in place to ensure that liquor is sold and supplied responsibly and that the required development consent is in place. We are also satisfied that the overall impact of the licence the subject of the relevant application will not be detrimental to the wellbeing of the local or broader community.

Social impacts

We accept that the proposal could contribute to an increase in alcohol-related harm in the local and broader communities because the suburb contains a high-density crime-hotspot for domestic assault, medium-density hotspots in the suburb for malicious damage to property and low-density hotspot in the suburb for non-domestic assault.

Noting that the business model is for delivery-only limited to remote sales, we also accept that the proposal may contribute to alcohol-related harm in other areas of the State.

We considered 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 premises is not located in a crime-hotspot for incidents of alcohol-related assault
- the incidence of all crime categories examined are lower than the rate for New South Wales
- the rate of saturation of PLLs in both the suburb and LGA is lower than the rate for New South Wales
- Socio-Economic Indexes for Areas (SEIFA) data, which combines Census data such as income, education, employment, occupation, housing and family structure to summarise the socio-economic characteristics of an area, indicate that the suburb and the LGA exhibit an average level of socio-economic advantage (and disadvantage) compared with other communities across New South Wales¹
- the rate of alcohol-attributed deaths and hospitalisations in LGA is lower than the rate for New South Wales
- the delivery-only business model and 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 and supplementary 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*.

¹ Research shows that the association between liquor outlet density and assaults is stronger in areas with higher percentages of 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)).

If you have any questions

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

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Caroline Lamb'.

Caroline Lamb

Chairperson

NSW Independent Liquor & Gaming Authority

Schedule 1: Licence conditions to be imposed - Kanga Drinks

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 24th Normal trading Monday to Saturday 8:00 AM to 12:00 midnight Sunday Christmas Day Not permitted December 31st 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 Plan of Management dated March 2025 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.	No walk-up sales	Limited to the sale of liquor only by means of taking orders over the telephone or by facsimile or mail order, or through an Internet site.
6.	Liquor storage	No liquor products for sale under this licence are to be delivered from or stored at, the address of the licensed premises.
7.	No tastings	The licensee must ensure that no tastings are conducted on the licensed premises.
8.	No advertising	No advertising or promotional material relating to alcohol is to be displayed outside the licensed premises.
9.	No same day delivery	Alcohol is not permitted to be delivered to a customer (other than a person authorised to sell liquor) on the same business day as the order is placed.
10.	Person not permitted to be involved in the business	[former interested party] is not permitted to be involved in any capacity in the business of the liquor licence or to be a 'close associate' of the licensee as defined under s.5 of the <i>Gaming and Liquor Administration Act 2007</i> .