

NSW Independent Liquor & Gaming Authority

Our ref: DF26/031975

Ms Yvonne Guo
Alton Legal

9 July 2026

Dear Ms Guo

Application No.	APP-0016012446
Applicant	Tokyo Lifestyle
Application for	New packaged liquor licence
Application date	23 February 2026
Decision date	17 June 2026
Proposed licence name	Tokyo Lifestyle
Proposed trading hours	Monday to Saturday 10:00 AM – 10:00 PM Sunday 10:00 AM – 8:00 PM
Proposed premises	Dixon Foodie Verse G08 413-415 Sussex Street Haymarket NSW 2000
Legislation	Sections 3, 11A, 12, 29, 30, 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 – Tokyo Lifestyle

We **approve** the application above under sections 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 Haymarket. The broader community is the Local Government Area (**LGA**) of Sydney.

The applicant sought approval to operate a packaged liquor licence within a liquor sales area in a Japanese lifestyle retail store in Haymarket. The proposal involves a secure 18 m² liquor display cabinet accessible only by RSA-qualified staff, with no direct customer access.

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:

- suburb containing high-density crime hotspots for all categories we considered
- incidence of all crime categories examined being higher in the suburb and LGA than the rates for NSW
- saturation of packaged liquor licences and total outlet density being higher in the suburb and LGA than the rate for NSW¹²³
- incidence of alcohol-attributed hospitalisations in the LGA being higher than the rate for NSW.

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:

- no objections were received from government agencies or from members of the community
- liquor offerings will primarily consist of Japanese products, with a condition limiting non-Japanese items to 10%. The condition was offered and imposed as an effective means of further reducing harm from alcohol misuse
- both the suburb and the LGA are significant tourist destinations, attracting local, state, national, and international visitors, which increases the area's population beyond the local residential base. This additional visitation skews both crime and licence saturation statistics
- 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 above average level of socio-economic advantage (and disadvantage) compared with other communities across NSW⁴
- the incidence of alcohol-attributed deaths is lower in the LGA than the rate for NSW
- the business will not offer a liquor delivery service (including same-day delivery)

¹ High levels of outlet-density have been shown to be positively associated with higher levels of alcohol-related harm, including alcohol-related domestic and non-domestic assaults (Livingston et al., 2016; Jiang et al., 2023).

² 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).

³ High levels of hotel and packaged liquor outlet density have been shown to be positively associated with higher rates of domestic and non-domestic assault rates (Donnelly et al., 2023).

⁴ 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 integrated lifestyle retail concept, combined with the controlled sales environment and the harm minimisation measures outlined in the plan of management and licence conditions, as set out in Schedule 1, 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
- 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](#) to assess sale of liquor in a supermarket.

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 - Tokyo Lifestyle

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 13 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.	Adequate separation	The liquor sales area must be adequately defined from the rest of the supermarket/specialty store in accordance with the premises plan as approved by the Independent Liquor and Gaming Authority on 17 June 2026 or any premises plan subsequently approved by the Authority.
7.	CCTV	1. The licensee must maintain a closed-circuit television (CCTV) system at the supermarket/specialty store in accordance with the following requirements: a. the system must record continuously from opening time until one hour after the supermarket/specialty store 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: i. all entry and exit points to the supermarket/specialty store, and

No.	Condition to be imposed	Description
		ii. all publicly accessible areas (other than toilets) within the liquor sales area. 2. The licensee must also: a. keep all recordings made by the CCTV system for at least 30 days, 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.
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 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.	All alcohol must be kept in a single lockable cabinet	All alcohol must be kept in a single lockable cabinet. Only staff with a valid RSA may access the cabinet.