

NSW Independent Liquor & Gaming Authority

Our ref: DF26/036350

Ms Nicole Beath
JDK Legal Pty Ltd

7 August 2026

Dear Ms Beath

Application No.	1-9844077431
Applicant	Liquorland (Australia) Pty Ltd
Application for	Packaged liquor licence removal
Application date	28 May 2026
Decision date	15 July 2026
Licence name	Liquorland
Licence No.	LIQP700350601
Current trading hours	Monday to Saturday 05:00 AM – 12:00 AM Sunday 10:00 AM – 10:00 PM
Proposed trading hours	Monday to Saturday 08:00 AM – 10:00 PM Sunday 10:00 AM – 08:00 PM
Current premises	Castle Towers Shopping Centre 274-276 Old Northern Road Castle Hill NSW 2154
Proposed premises	29-31 Terry Road Box Hill NSW 2765
Legislation	Sections 3, 11A, 12, 29, 40, 44, 45, 47B, 72I and 123 of the <i>Liquor Act 2007</i>

Decision of the Independent Liquor & Gaming Authority

Application for a packaged liquor licence removal – Liquorland

We **approve** the application above under section 59 and 72I of the *Liquor Act 2007* (**the Act**) — with the conditions set out in Schedule 1 and the conditions to be revoked in Schedule 2. The 6-hour closure period overrides any condition of the licence.

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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 Box Hill. The broader community is the Local Government Area (**LGA**) of The Hills Shire.

The applicant sought approval to remove a dormant PLL from Castle Towers Shopping Centre to a new mixed-use development at 29-31 Terry Road, Box Hill. The proposed development will include residential apartments, a Coles supermarket and specialty retail outlets.

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 presence of a medium-density crime hotspot in the suburb for domestic assault and a low-density hotspot for malicious damage.

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.
- the incidence of all crime categories examined are lower in the suburb than the rate for NSW
- the saturation rate of PLLs and total outlet density in both the suburb and the LGA are lower than the rate for NSW¹
- 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, 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 hospitalisations and deaths in the LGA being lower than the rate for NSW
- the proposed premises operating with reduced trading hours in an area with a growing residential population
- 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:

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 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
- the licence document
- 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 if you have any questions.

Yours sincerely



Caroline Lamb

Chairperson

NSW Independent Liquor & Gaming Authority

Schedule 1: Licence conditions to be imposed - Liquorland

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 six (6) hours between 2:00 AM and 8:00 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 AM midnight Sunday Christmas Day: Not permitted December 31 st : Normal trading
3.	Overall impact (removal)	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 removing this licence to the premises at 29-31 Terry Road, Box Hill NSW 2765.
4.	Liquor plan of management	The premises is to be operated at all times in accordance with the Coles Liquor NSW Management Strategies and House Policy for the Responsible Service of Alcohol documents, as submitted to the Independent Liquor and Gaming Authority ("the Authority") in support of the licence application and as may be varied from time to time after consultation with the Authority. A copy of these documents 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 Authority.
5.	Liquor accord	The licensee or its representative must join and be an active participant in the local liquor accord.
6.	CCTV	1. The licensee must maintain a closed-circuit television (CCTV) system on the licensed premises ("the premises") in accordance with the following requirements: a. the system must record continuously from opening time until one hour after the premises is required to close, b. 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, c. the system's cameras must cover the following areas: i. all entry and exit points on the premises, and ii. all publicly accessible areas (other than toilets) within the premises.

No.	Condition to be imposed	Description
		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.

Schedule 2: Licence conditions to be revoked - Liquorland

Condition to be revoked	Reason
Condition 280 The licensee is at all times to prominently display signage within the licensed premises in or to the following effect: 'Persons under the age of eighteen (18) must not enter into the licensed premises unless accompanied by an adult.'	Outdated condition updated
Condition 3010 The licence is to be held in a dormant capacity and subject to the condition that it not be exercised until transferred to a suitably qualified nominee/licensee that has been approved by the Independent Liquor and Gaming Authority.	Outdated condition updated
Condition 3020 The premises is to be operated at all times in accordance with the Coles Liquor NSW Management Strategies and House Policy for the Responsible Service of Alcohol documents, as submitted to the Independent Liquor and Gaming Authority ("the Authority") in support of the licence application and as may be varied from time to time after consultation with the Authority. A copy of these documents 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 Authority.	The condition will be carried over to the proposed premises by the imposition of Condition #4.