

# NSW Independent Liquor & Gaming Authority

Our ref: DF25/018637

Ms Nicole Beath

JDK Legal

20 March 2025

Dear Ms Beath

Application No.	1-9297726072
Applicant	Mr Konstantinos CHRYSAFIS
Application for	Packaged liquor licence removal
Application date	26 November 2024
Decision date	19 February 2025
Current licence name	Vintage Cellars
Proposed licence name	Liquorland
Current trading hours	Monday to Saturday 09:00 AM – 11:00 PM Sunday 10:00 AM – 10:00 PM
Proposed trading hours	Monday to Saturday 08:00 AM – 10:00 PM Sunday 10:00 AM – 10:00 PM
Approved trading hours	Monday to Saturday 09:00 AM – 10:00 PM Sunday 10:00 AM – 10:00 PM
Current premises	68 Willoughby Road Crows Nest NSW 2065
Proposed premises	“The Albany”, Ground Floor, 101-111 Willoughby Road, Crows Nest NSW 2065
Legislation	Sections 3, 11A, 12, 29, 40, 44, 45, 48, 53, 114 and 123 of the <i>Liquor Act 2007</i>

**Decision of the Independent Liquor & Gaming Authority**  
**Application for a packaged liquor licence removal – Vintage Cellars (to be known as Liquorland)**

We **partially approve** the application above under section 45 of the *Liquor Act 2007* — with the conditions set out in Schedule 1. The 6-hour closure period overrides any condition of the licence.

The partial approval relates to the request to trade from 08:00 AM (Monday to Saturday). We approve trading from 09:00 AM only (Monday to Saturday) to mitigate the potential risks and impacts related to trade during peak drop off hours for the early childhood centre above the premises.

## Statement of reasons

We are satisfied that the overall impact of approving the application will not be detrimental to the well-being of the local or broader community.

### Our main findings

The local community for the purposes of this decision is Crows Nest. The broader community is the Local Government Area (LGA) of North Sydney.

#### *Positive social impacts*

The application seeks to move a packaged liquor licence within the same suburb to a ground floor location in a mixed use commercial and residential building.

We are satisfied that the proposal would benefit the local and broader communities by providing increased convenience and choice.

#### *Negative social impacts*

We note the public objections and 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 offence categories we considered
- crime rates in the suburb for the offences of alcohol-related non-domestic assault and alcohol-related offensive conduct being higher than in NSW
- density of packaged liquor licences and of liquor licences of all types in the suburb and LGA being higher than the NSW
- proposed premises being located near a Montessori Academy childcare centre
- rate of alcohol-attributable hospitalisations in the LGA being higher than in NSW.

However, we note there were no agency objections, and we are satisfied that these risk factors are reduced by the:

- proposed premises not commencing trade before 09:00 AM
- crime rates in the suburb for alcohol-related domestic assault and malicious damage offences being lower than in NSW
- crime rates in the LGA being lower than in NSW for all offence categories we considered
- removal of the existing licence in the same local community not resulting in an increase in liquor licence density
- proposed removal location being situated in an area of the suburb already serviced by packaged liquor outlets and therefore unlikely to introduce a new potential harm
- licensee being an experienced operator with a good compliance record
- Socio-Economic Indexes for Areas (SEIFA) data indicating an above average level of socio-economic advantage and disadvantage in the suburb and LGA compared to other communities in NSW
- rate of alcohol-attributable deaths in the LGA being lower than the NSW average

- 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 material — including evidence that stakeholders and the community were notified about the application
- 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
- stakeholder submissions and the applicant's response to them.

We also considered [Guideline 6](#) to assess the likely social 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 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](mailto:new.applications@liquorandgaming.nsw.gov.au) if you have any questions.

Yours sincerely



Caroline Lamb

**Chairperson**

**Independent Liquor & Gaming Authority**

### Schedule 1: Licence conditions to be imposed - Vintage Cellars (to be known as Liquorland)

No.	Condition to be imposed	Description
1.	6-hour closure period	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 <b>03:00 AM and 09:00 AM</b> 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.	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 removing this licence to licence to the premises at <b>"The Albany", Ground floor, 101-111 Willoughby Road CROWS NEST NSW 2065.</b>
3.	CCTV	<ol style="list-style-type: none"> <li>The licensee must maintain a closed-circuit television (CCTV) system on the licensed premises ("the premises") in accordance with the following requirements: <ol style="list-style-type: none"> <li>the system must record continuously from opening time until one hour after the premises is required to close,</li> <li>recordings must be in digital format and at a minimum of ten (10) frames per second,</li> <li>any recorded image must specify the time and date of the recorded image,</li> <li>the system's cameras must cover the following areas: <ol style="list-style-type: none"> <li>all entry and exit points on the premises, and</li> <li>all publicly accessible areas (other than toilets) within the premises.</li> </ol> </li> </ol> </li> <li>The licensee must also: <ol style="list-style-type: none"> <li>keep all recordings made by the CCTV system for at least 30 days,</li> <li>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</li> <li>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.</li> </ol> </li> </ol>

### Schedule 1: Licence conditions to be revoked - Vintage Cellars (to be known as Liquorland)

Condition to be revoked	Description
Condition 50 ( <i>modernised with condition 1</i> )	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 <b>03:00 AM and 09:00 AM</b>

Condition to be revoked	Description
	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.
Condition 2020 ( <i>modernised with condition 2</i> )	The business authorised by this licence must not operate with a greater overall level of social impact on the wellbeing of the local and broader community than what could reasonably be expected from the information contained in the Community Impact Statement, application and other information submitted in the process of removing this licence to premises at 68 Willoughby Road, Crows Nest.