

# NSW Independent Liquor & Gaming Authority

Our ref: DF25/046367

Ms Nicole Beath

JDK Legal

30 July 2025

Dear Ms Beath,

Application No.	APP-0014533933
Applicant	LIQUORLAND (AUSTRALIA) PTY. LTD.
Application for	New packaged liquor licence
Application date	24 March 2025
Decision date	18 June 2025
Proposed licence name	Liquorland
Proposed trading hours	Monday to Saturday 08:00 AM – 10:00 PM Sunday 10:00 AM – 08:00 PM
Approved trading hours	Monday to Saturday 08:00 AM – 08:00 PM Sunday 10:00 AM – 08:00 PM
Proposed premises	Dubbo Southlakes Shopping Centre 2 Stream Avenue Dubbo NSW 2830
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 new packaged liquor licence – Liquorland

We **partially approve** the application above under section 45 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.

The partial approval relates to the trading hours. The applicant requested trading hours until 10pm, however we approve trading hours until 8pm only.

#### Approved manager or individual licensee

The licence cannot be exercised until the Authority or Liquor & Gaming NSW is notified that:

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office@ilga.nsw.gov.au | ilga.nsw.gov.au | ABN 42 496 653 361

- 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 contribute to, not detract from, the amenity of community life.

### Our main findings

The local community for the purposes of this decision is the suburb of Dubbo. The broader community is the Local Government Area (LGA) of Dubbo Regional.

The application seeks to operate a standalone packaged liquor licence in a newly constructed shopping centre adjacent to a supermarket, but without direct street access from the store.

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:

- crime hotspots – there are high-density crime hotspot in the suburb for all categories we considered, however, the premises is not located in these hotspots
- crime rates – the incident rate of alcohol-related assault (domestic and non-domestic) and malicious damage to property is higher in the suburb and LGA than in NSW, while the incident rate of alcohol-related disorderly conduct is lower in the suburb and LGA than in NSW
- health statistics – the rate of alcohol-attributed deaths in the LGA is higher than in NSW, while the rate of alcohol-attributed hospitalisations in the LGA is lower than in NSW

demographic information:

- the percentage of Aboriginal and Torres Strait Islanders (ATSI) population in the suburb and LGA is higher than in NSW
- Socio-Economic Index for Areas (SEIFA) data indicates an average level of socio-economic advantage and disadvantage in the suburb, and an average level in the LGA, compared to other communities in NSW

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

- There were no objections received from government agencies or the community
- the saturation rate of packaged licences is lower in the suburb and LGA than in NSW
- the proposed premises will be located in a newly constructed shopping centre with no direct street access
- the proposed premises will adjoin a Coles supermarket and will provide increased convenience and choice to the community
- the Licensee is an experienced operator

- harm-minimisation measures are outlined in the plan of management and appropriate licence conditions have been imposed, as set out in Schedule 1.

### **The material we considered**

We considered the following material when making our decision:

- the legislation
- 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
- The legislation
- 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 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 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 – 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 6 hours between <b>02:00 AM and 08:00 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.	Take away sales	Good Friday: Not permitted December 24 <sup>th</sup> : Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on Sunday Christmas Day: Not permitted December 31 <sup>st</sup> : Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on 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 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	<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 <b>ten (10)</b> 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> </ol> </li> </ol>

No.	Condition to be imposed	Description
		<ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul>