

NSW Independent Liquor & Gaming Authority

Our ref: DF26/037869

Mr Grant Cusack
Hatzis Cusack Lawyers

7 August 2026

Dear Mr Cusack

Application No.	APP-0016060218
Applicant	FORSTER TRADERS PTY LTD
Application for	New packaged liquor licence
Application date	27 February 2026
Decision date	15 July 2026
Proposed licence name	IGA Forster
Proposed trading hours	Monday to Saturday 8:00 AM – 10:00 PM Sunday 10:00 AM – 10:00 PM
Proposed premises	4C Lake Street Forster NSW 2428
Legislation	Sections 3, 11A, 12, 29, 30, 40, 44, 45, 47B, 72I, 114 and 123 of the <i>Liquor Act 2007</i>

Decision of the Independent Liquor & Gaming Authority

Application for a new packaged liquor licence – IGA Forster

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. The 6-hour closure period overrides any condition of the licence.

Approved manager or individual licensee

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

- 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.

Mixed-use checkouts must be closed outside licensed hours

Under section 103(2) of the Act, any counter or place used to sell or supply liquor under the licence, including any mixed-use checkouts in the liquor sales area, must be closed to the public outside the licensed trading hours.

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 Forster. The broader community is the Local Government Area (**LGA**) of Mid-Coast.

The applicant sought approval for a new packaged liquor licence (**PLL**) within a proposed IGA supermarket at the Forster Civic Centre and Solaris Development. The application included a 178m² liquor sales area and trading hours aligned with the supermarket. The proposal formed part of a mixed-use development comprising residential, retail and community facilities.

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:

- presence of a high-density crime hotspot in the suburb for domestic assault, malicious damage and alcohol-related assault and a medium-density crime hotspot for non-domestic assault
- incidence of all crime categories examined being higher in the suburb and LGA than the rate for NSW
- higher saturation of packaged liquor licences in the LGA 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, indicating that the suburb and the LGA exhibit a below-average level of socio-economic status compared with other communities across NSW²
- relatively large proportion of residents who identify as Aboriginal and Torres Strait Islander (**ATSI**) in both the suburb and the LGA²
- incidence of alcohol-attributed deaths in the LGA being higher than the rate for NSW³.

We also considered the following objections:

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)).

³ Socio-economically disadvantaged communities are at greater risk of alcohol-attributable death (NSW Health, 2021).

- NSW Police objected to the proposal due to concerns that it could increase alcohol-related harm, citing the area's high alcohol-related crime rates, disadvantaged and vulnerable populations, high liquor outlet density, limited police and health resources, and inadequate harm minimisation measures
- a nearby liquor retailer objected to the proposal, arguing that the area is already adequately serviced by existing liquor outlets, that the additional outlet could increase alcohol-related harm and impulse purchasing, and that the application overstated community need while offering no meaningful harm minimisation measures or evidence of community support.

We had regard to the applicant's response to the objections, including its submissions that the proposal would improve convenience, had strong community support, was located opposite a 24-hour police station, and would not materially increase alcohol-related harm due to existing controls and harm minimisation measures.

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

- strong community support for the proposal, evidenced by a petition containing 480 signatures and 20 letters of support from local residents, citing the convenience of one-stop grocery and liquor shopping, the lack of a full-line supermarket in the Forster CBD/Town Centre, and the proximity of Forster Police Station, which supporters considered would reduce the likelihood of increased crime or antisocial behaviour
- the saturation rate of packaged liquor licences in the suburb being lower than the rate for NSW
- the incidence of alcohol-attributed hospitalisations being lower in the LGA than the rate for NSW
- the relatively small-scale liquor sales area within a supermarket
- both the suburb and the LGA being significant tourist destinations, with local, state, national and international visitation, increasing the population of the area compared to the local residential population. This additional visitation above the residential population may skew both crime and licence saturation statistics
- 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:

- 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
- harm minimisation and community impact data report
- the saturation map
- report of Mr Adam Purcell (A & M Consultants) – Dated 10 May 2026
- Crime Prevention Through Environmental Design (CPTED) and correspondence between police and the developer

- 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 the 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 - IGA Forster

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 2:00 AM and 08:00 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 May 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 in accordance with the premises plan as approved by the Independent Liquor and Gaming Authority on 15 July 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: - keep all recordings made by the CCTV system for at least 30 days, - 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 - 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.	Crime scene preservation	Immediately after the person in charge of the licensed premises or a staff member becomes aware of any incident involving an act of violence causing injury to a person on the premises, the person in charge of the licensed premises and/or staff member must: - take all practical steps to preserve and keep intact the area where the act of violence occurred, - retain all material and implements associated with the act of violence in accordance with the crime scene preservation guidelines issued by NSW Police, as published from time to time on the Liquor and Gaming NSW website, - make direct and personal contact with NSW Police to advise it of the incident, and - comply with any directions given by NSW Police to preserve or keep intact the area where the violence occurred. In this condition, 'staff member' means any person employed by, or acting on behalf of, the licensee of the premises, and includes any person who is employed to carry on security activities (e.g. crowd controller or bouncer) on or about the premises.
9.	Incident register	- The licensee must maintain a register, in which the licensee is to record the details of any of the following incidents and any action taken in response to any such incident: - any incident involving violence or anti-social behaviour occurring on the premises, - any incident of which the licensee is aware that involves violence or anti-social behaviour occurring in the immediate vicinity of the premises and that involves a person who has recently left, or been refused admission to, the premises, - any incident that results in a person being turned out of the premises under section 77 of the Liquor Act 2007,

No.	Condition to be imposed	Description
		d. any incident that results in a patron of the premises requiring medical assistance. 2. The licensee must, if requested to do so by a police officer or Liquor & Gaming NSW inspector: a. make any such incident register immediately available for inspection by a police officer or Liquor & Gaming NSW inspector, and b. allow a police officer or Liquor & Gaming NSW inspector to take copies of the register or to remove the register from the premises. 3. The licensee must ensure that the information recorded in the incident register under this condition is retained for at least 3 years from when the record was made.