

NSW Independent Liquor & Gaming Authority

Our ref: DF26/044790

Mr Evan Coombes

N. C. Coombes & Co Solicitors

16 September 2026

Dear Mr Coombes

Application No.	APP-0016388292
Proposed licence name	Manly Wine Shop
Proposed licensee	CYNLASS PTY LTD
Application date	14 May 2026
Decision date	19 August 2026
Proposed trading hours	Monday to Sunday 10:00 AM – 8:00 PM
Proposed premises	Shop 9, 7-9 The Corso Manly NSW 2095
Legislation	Sections 3, 40, 44, 45, 47B and 72I of the <i>Liquor Act 2007</i>

Decision of the Independent Liquor & Gaming Authority

Application for a new packaged liquor licence

We **approve** the application under section 45 and 72I of the *Liquor Act 2007* (the **Liquor Act**).

We **impose** conditions on the liquor licence under section 47B of the Liquor Act as set out in Schedule 1.

Approved manager or individual licensee

The licence may not 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.

Statement of reasons

Having considered your application and the relevant material, and with reference to the objects of the Liquor Act, we are satisfied that it is appropriate to approve your application for a new packaged liquor licence (**PLL**).

We also decided to impose conditions on your liquor licence to minimise the risk of harm, having regard to the circumstances of the venue and the objects of the Liquor Act.

Background

The applicant sought a PLL to operate a small specialist wine store at The Corso in Manly, an area comprising of a mix of retail and commercial businesses. Spirits and pre-mixed drinks would not be sold, and reduced trading hours were sought.

Our main findings and reasons

The local community for the purposes of this decision is the suburb of Manly. The broader community is the Local Government Area (**LGA**) of Northern Beaches. Demographic, socio-economic and crime data for these areas was considered when assessing the risk of alcohol-related harm that may be associated with an increase of alcohol availability.

We considered the requirements under the Liquor Act and were satisfied that they were met, including that the overall impact of the licence would not be detrimental to the wellbeing of the local or broader community.

We were also satisfied that approving the application would be consistent with the objects of the Liquor Act.

In assessing the application, we considered several factors that may suggest that approval could increase the risk of alcohol-related harm, including that the venue is located within a high-density crime hotspot across all crime categories examined. We also noted that the incidence of alcohol-related domestic assault, non-domestic assault and disorderly conduct in the suburb is higher than the corresponding NSW rates¹. In addition, the saturation of PLLs and overall liquor outlet density in both the suburb and the LGA exceed the NSW average. Further, the incidence of alcohol-attributable hospitalisations in the LGA is higher than the NSW rate.

We considered NSW Health's objection to the application, which was based on the high concentration of licenced premises in the area, including five PLLs located within 500 metres of the site. NSW Health submitted that increased liquor availability may contribute to alcohol-related harm and noted elevated rates of alcohol-attributable hospitalisations and alcohol-related crime in Manly. It also raised concerns about the concentration of PLLs along The Corso and the site's proximity to East Esplanade Park, where alcohol-related anti-social behaviour has been identified as an ongoing issue. Significantly, NSW Police did not raise this as an issue of concern.

One public submission objected to the proposal on the basis that the proposed name, *Manly Wine Shop*, is too similar to the nearby *Manly Wine Parlour*, potentially causing confusion for customers and creating unnecessary competition between local businesses.

We had regard to the applicant's response that the proposal is for a small boutique wine shop with limited trading hours, rather than a conventional bottle shop, and that the Plan of Management and proposed licence conditions would minimise alcohol-related harm. The applicant submitted that NSW Health's concerns were based on broad data that do not reflect the nature of the proposal and contended that licence density alone does not establish adverse community impact. The applicant also noted that Manly's licence

¹ 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).

concentration reflects its role as a tourism destination, that NSW Health raised no concerns during pre-lodgement consultation, and that the public objection relates to competition, which is not a relevant licencing consideration. It was further submitted that the business would make a positive contribution to the local community and economy.

We considered the submissions in support of the application, including a submission from the local Member for the area. The submission expressed support for the proposal on the basis that it aligns with Council's objectives of supporting a vibrant local economy while maintaining the area's character and historic streetscape, and that the business would contribute positively to the local community and economy.

We also considered 11 submissions of support from local residents, which described the proposal as a unique, locally owned boutique wine shop that would enhance consumer choice and diversify Manly's retail and hospitality offering. Supporters submitted that the business would contribute positively to The Corso's character, support local employment and suppliers, provide opportunities for wine education and tastings, and enhance the area's community-focused atmosphere.

We also had regard to additional factors that weighed in favour of approving the application and mitigated some of the risks identified above. These included the absence of objections from NSW Police and the Northern Beaches Council, the lower incidence of alcohol-related domestic assault, non-domestic assault and malicious damage to property in the LGA in comparison with corresponding NSW rates, and the incidence of alcohol-attributable deaths in the LGA also being below the NSW average. We also considered that the proposed premises will operate with reduced trading hours, limiting alcohol availability and the potential for associated harms.

We acknowledge that both the suburb and the LGA are significant tourist destinations, attracting substantial numbers of visitors beyond their resident populations, which may influence crime and liquor licence saturation statistics. In addition, Socio-Economic Indexes for Areas (**SEIFA**) data indicates that the suburb and LGA exhibit a comparatively high level of socio-economic advantage relative to other communities across NSW².

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

We determined that imposing the conditions as set out in Schedule 1 would reduce the potential for alcohol-related harm in light of the identified risks and is consistent with the objects of the Liquor Act.

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

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)).

- 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
- harm minimisation and community impact data report
- 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.

What happens next

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 imposed - Manly Wine Shop

No.	Condition	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 24th Normal trading Monday to Saturday 8:00 AM to 12:00 midnight Sunday Christmas Day Not permitted December 31st 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 28 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.	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, 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 on the premises, and ii. all publicly accessible areas (other than toilets) within the premises. 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

No.	Condition	Description
		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.
7.	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: 1. take all practical steps to preserve and keep intact the area where the act of violence occurred, 2. 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, 3. make direct and personal contact with NSW Police to advise it of the incident, and 4. 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.
8.	Incident register	1. 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: a. any incident involving violence or anti-social behaviour occurring on the premises, b. 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, c. any incident that results in a person being turned out of the premises under section 77 of the Liquor Act 2007, 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.

No.	Condition	Description
9.	Specialised Liquor Products	1. The licensee must ensure that only the following liquor products are sold or supplied by the licensed business ("Business"), except as provided by sub-clause 2: a. craft beer b. craft cider c. boutique wines (including sparkling wines and champagne) 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. Definitions For the purposes of this condition: 1. Craft beer is defined as beer that is not generally considered to be mainstream beer, and is produced by a craft brewer: a. which is located in Australia and produces less than 40 million litres of beer per annum, or located overseas and produces less than 6 million barrels of beer per annum; b. where not more than 25 percent of the brewery is owned or controlled (or equivalent economic interest) by an industry participant that is not itself a craft brewer; and c. which will certify that the majority of its total beverage alcohol volume is in beers whose flavour derives from traditional or innovative brewing ingredients and their fermentation (flavoured malt beverages are not considered beers). 2. Craft cider is defined as cider that is not generally considered to be mainstream cider, and is produced by a craft producer: a. which is located in Australia and produces less than 40 million litres of cider per annum, or located overseas and produces less than 6 million barrels of cider per annum; b. where not more than 25 percent of the producer is owned or controlled (or equivalent economic interest) by an industry participant that is not itself a craft cider producer; and c. which will certify that the cider is made from liquid consisting only of juice (no concentrates). 3. Boutique wine is defined as wine (other than sparkling wine or champagne) that is manufactured by or on behalf of a boutique wine company which crushes and bottles 250 tonnes or less annually under its own label and is

No.	Condition	Description
		independently owned (i.e. not owned by a larger wine company at the time wine is supplied to the Business). 4. Boutique champagne and sparkling wine is defined as champagne or sparkling wine that is not considered to be mainstream champagne or sparkling wine, that is, champagne or sparkling wine that is not commonly sold by major liquor retailers.