



Mr Grant Cusack  
Hatzis Cusack Lawyers  
[gc@hatziscusack.com.au](mailto:gc@hatziscusack.com.au)

12 July 2022

Dear Mr Cusack

<b>Application No.</b>	APP-0009546833
<b>Application date</b>	17 January 2022
<b>Applicant</b>	KINGSRAY PTY LTD
<b>Application for</b>	Packaged liquor licence
<b>Licence name</b>	IGA Seaforth Local Grocer
<b>Trading hours</b>	<u>Retail</u> Monday to Saturday 08:00 AM – 10:00 PM Sunday 10:00 AM – 08:00 PM
<b>Premises</b>	539-541 Sydney Road, Seaforth NSW 2092
<b>Legislation</b>	Sections 3, 11A, 12, 29, 30, 31, 40, 44, 45 and 48 of the <i>Liquor Act 2007</i>

**Decision of the Independent Liquor & Gaming Authority  
Application for a packaged liquor licence – IGA Seaforth Local Grocer**

The Independent Liquor & Gaming Authority considered the application above, and decided on 11 July 2022 to **approve** the application under section 45 of the *Liquor Act 2007*, subject to imposing conditions as set out in Schedule 1.

**Approved manager or individual licensee**

The licence cannot be exercised unless and until the Authority or Liquor & Gaming NSW has been notified of the appointment of an approved manager to the licence, or the licence has been transferred to an individual licensee.

**Concise statement of reasons**

A concise statement of reasons for this decision is attached at the end of this letter.

In the interest of efficient finalisation of determined matters in a high-volume liquor and gaming jurisdiction, the Authority will only produce a detailed statement of reasons for applications which are refused, partially approved or the subject of stakeholder objections.

A concise statement of reasons is produced for non-contested applications that have been approved by the Authority, in cases where a statement of reasons is required to be published for the application under section 36C of the *Gaming and Liquor Administration Act 2007*.

The concise statement of reasons briefly sets out the material considered by the Authority, the legislative requirements, and the Authority's key findings.

If you have any questions, please contact the case manager Wendy Yeung Wye Kong at [wendy.yeung.wye.kong@liquorandgaming.nsw.gov.au](mailto:wendy.yeung.wye.kong@liquorandgaming.nsw.gov.au)

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Philip Crawford', is positioned above the printed name.

Philip Crawford

Chairperson

For and on behalf of the **Independent Liquor & Gaming Authority**

## Concise statement of reasons

### Key facts

<b>Application No.</b>	APP-0009546833
<b>Application date</b>	17 January 2022
<b>Applicant</b>	KINGSRAY PTY LTD
<b>Application for</b>	Packaged liquor licence
<b>Licence name</b>	IGA Seaforth Local Grocer
<b>Trading hours</b>	<u>Retail</u> Monday to Saturday 08:00 AM – 10:00 PM Sunday 10:00 AM – 08:00 PM
<b>Premises</b>	539-541 Sydney Road, Seaforth NSW 2092
<b>Legislation</b>	Sections 3, 11A, 12, 29, 30, 31, 40, 44, 45 and 48 of the <i>Liquor Act 2007</i>

### Material considered by the Authority

The Authority has considered the following material in determining the application:

- Application material, including evidence of notification to specified stakeholders and the community about the application;
- Category B community impact statement;
- Premises plan setting out the proposed boundaries of the licensed premises and any applicable authorisations;
- Plan of management for the licensed business at the premises;
- Development consent for the premises;
- Statistics sourced from Liquor & Gaming NSW, Bureau of Crime Statistics and Research, NSW Health and Australian Bureau of Statistics in respect of the socio-economic status, liquor licence density, alcohol-related crimes rates, and health issues in the relevant local and broader communities; and
- Stakeholder submissions in relation to the application, and the applicant's response to those submissions.

### Legislative requirements

The Authority has considered the application in the context of the following sections of the *Liquor Act 2007*, and the associated clauses of the Liquor Regulation 2018:

- Section 3: Statutory objects of the Act and relevant considerations;
- Sections 11A and 12: Standard trading period for liquor licences and a mandatory 6-hour period during which liquor cannot be sold;
- Sections 29-31: Specific provisions in respect of a packaged liquor licence;
- Section 40: Minimum procedural requirements for a liquor licence application to be validly made;
- Section 44: Submissions to Authority in relation to licence applications;

- Section 45: Criteria for granting a liquor licence, and
- Section 48: Requirements in respect of a CIS, including a requirement that the Authority must not approve the application unless it is satisfied, having regard to the CIS and other available information, that the overall social impact of doing so will not be detrimental to the well-being of the local or broader community.

The Authority has also had regard to its Guideline 6 in considering the overall social impact of approving the application pursuant to section 48 of the Act.

### **Key findings**

In accordance with its Guideline 6, the Authority finds that the relevant local community for the purposes of this decision is the suburb of Putney, and the broader community is the Local Government Area of Ryde.

### Positive social impacts

The Authority is satisfied on the material before it that the proposal set out in the application, if approved, would likely benefit the local and broader communities through:

- customers will have increased convenience and choice of purchasing a range of liquors before or after attending the supermarket to purchase groceries and other products
- IGA is an iconic grocery brand which has been operating in Australia since 1988 and there are numerous IGA Stores operating throughout NSW
- the premises will operate under the new IGA Grocer sub-brand
- at present there is no substantial supermarket operating in Seaforth
- the customer offering will have a strong emphasis on fresh and gourmet foods.

### Negative social impacts

The Authority accepts that the proposal may, over time, contribute to an increase in alcohol-related harm in the local and broader communities, including alcohol-fuelled violence, health problems and/or social and amenity issues, having regard to the:

- predominantly medium density hotspot for domestic violence in a small area in Seaforth
- low density hotspot for malicious damage in a small area of Seaforth
- significantly higher alcohol attributed rate of hospitalisations in Seaforth compared to NSW rates over a 5-year trend.

The Authority is nevertheless satisfied that these risk factors are sufficiently mitigated by the following:

- absence of any objections from agency stakeholders or members of the public
- relatively small size of the area in which liquor will be sold or supplied
- relatively moderate licensed trading hours
- lower liquor licence density in Seaforth
- saturation rates for packaged liquor and outlets authorised to sell packaged liquor are predominantly lower in Seaforth than NSW averages
- low crime statistics across all areas in Seaforth compared to the NSW averages
- no hotspot in Seaforth for alcohol related non-domestic assault
- SEIFA data indicates above average socio-economic advantage in both the Seaforth and the Northern Rivers LGA

- the rate of alcohol-attributable deaths is lower in the Northern Rivers LGA compared to the NSW average
- harm minimisation measures are set out in the plan of management and licence conditions as set out in Schedule 1.

#### Overall social impacts and conclusion

Having considered the positive and negative social impacts that are likely to flow from the applicant's proposal, the Authority is satisfied that the overall social impact of approving the application will not be detrimental to the well-being of the local or broader community.

The Authority is also satisfied that the other legislative requirements for the approval of the application have been met.

The Authority finds, having regard to the above, that approving the application is consistent with the statutory objects and considerations of the Act to regulate the liquor industry in line with the community's expectations, needs and aspirations, and facilitate the balanced and responsible development of the liquor industry and related industries.

Accordingly, the Authority approves the application under section 45 of the Act.

Yours faithfully



Philip Crawford

Chairperson

For and on behalf of the **Independent Liquor & Gaming Authority**

**Schedule 1 – Licence conditions to be imposed  
Putney IGA**

1. 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 02:00 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. Restricted trading & NYE (std)  
Retail sales

Good Friday	Not permitted
December 24 <sup>th</sup>	Normal trading Monday to Saturday 8:00 AM to 12 midnight Sunday
Christmas Day	Not permitted
December 31 <sup>st</sup>	Normal trading
3. 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 obtaining this licence.
4. The premises is to be operated at all times in accordance with the Plan of Management dated April 2022 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.
5. The licensee or its representative must join and be an active participant in the local liquor accord.
6. Closed-circuit television system
  - 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 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.