

PUBLIC INTEREST ASSESSMENT

Liquor Store Licence Application

Liquor Control Act 1988 (WA)

Applicant: Lamont's 6011 Pty Ltd

Trading Name: Lamont's Broadway

Premises: 49 Broadway, Nedlands WA 6009

Local Government: City of Nedlands

Licence Type: Liquor Store Licence (Packaged Liquor)

Proposed Trading Hours: Monday to Sunday, 10:00am to 8:00pm

1. Introduction

This Public Interest Assessment (PIA) is submitted in support of an application for a Liquor Store Licence for a Liquor Store – Small at 49 Broadway, Nedlands, Western Australia. It has been prepared pursuant to the Liquor Control Act 1988 (WA) to demonstrate that the granting of this licence is in the public interest, having regard to the objects of the Act including the minimisation of harm, the protection of community amenity, and the responsible promotion of the liquor industry.

The proposed Liquor Store – Small is a specialist wine retailer with a deliberately limited footprint. It is not a generalist packaged liquor outlet. The product range is weighted toward premium and limited-release wines, with a particular focus on exclusive European imports and high-quality Australian producers. The retail model is service-led and recommendation-based — the business is designed to support informed, considered purchasing, specifically for wine collectors, young professionals establishing personal fine wine cellars and special occasion fine wine purchase rather than high-volume alcohol sales.

The Liquor Store – Small forms part of an integrated hospitality concept at 49 Broadway that also includes a co-located restaurant, which is the subject of a separate Restaurant Liquor Licence application. The two licensed areas are physically and operationally separated, each governed by its own licence conditions. The dual-licence structure is a deliberate choice to adopt a lower-risk, neighbourhood-appropriate model that maintains clear regulatory boundaries between retail supply and on-premises consumption.

The applicant, Lamont's 6011 Pty Ltd, will trade as Lamont's Broadway. The Lamont's brand is an established licensed operator in Western Australia, with operations including Lamont's Cottesloe, Lamont's Smiths Beach and Lamont's Bishops House. The applicant has chosen not to apply for a tavern licence for this premises — despite having experience operating under a tavern licence at Lamont's Cottesloe and Smiths Beach — as a conscious decision to adopt a model more appropriate to the Nedlands context.

2. The Locality

49 Broadway is located within the established mixed-use Broadway dining and commercial strip in Nedlands, approximately 7 kilometres south-west of the Perth CBD, within the City of Nedlands local government area.

Broadway is an active commercial and hospitality corridor — an established dining and retail strip with multiple existing licensed venues and businesses operating without apparent issue. The immediate vicinity of 49 Broadway is characterised by retail shops, cafes, restaurants and professional services. The proposed Liquor Store – Small (footprint 76sqm) is consistent with the established retail and hospitality character of the precinct.

The suburb is undergoing gradual residential densification, particularly along and near the Broadway corridor. This context supports specialist retail offerings that cater to a growing local residential population seeking quality, neighbourhood-scale hospitality and retail options.

3. Population & Demographics

The following demographic data is sourced from the Australian Bureau of Statistics 2021 Census of Population and Housing.

Key Statistics

- Total population (2021): 10,561 — a 3.6% increase since 2016
- Median age: 42 years
- Total adult population (15+): 8,638
- 54.09% married; 33.58% single; 7.95% divorced or separated
- Median household monthly income: \$15,212
- 70.80% owner-occupied dwellings
- 37.9% of residents born overseas (vs 32.2% for WA overall)
- Predominant age group: 20-29 years (reflecting UWA student population)
- 15.5% of population aged 0-15; 18.9% aged 65 and over

The demographic profile reflects a community that is predominantly established, owner-occupied and family-oriented, alongside a significant transient student population associated with the University of Western Australia. The above-average household income and high rate of owner-occupation are consistent with the target customer base for a specialist wine retailer — customers who approach alcohol purchases as considered, food-oriented decisions rather than high-volume or impulse consumption.

The presence of a significant young adult population associated with UWA is acknowledged. State data indicates that young adults aged 18–25 represent a higher-risk cohort in relation to alcohol-related harm, and that WA university-proximate suburbs can experience above-average risky drinking rates. The Liquor Store – Small's specialist, premium wine focus, service-led retail model, and daytime-only trading hours (closing at 8:00pm) are inherently inconsistent with the high-volume, late-night consumption patterns associated with harm in younger adult demographics. The store is not designed for, and is unlikely to attract, the student patronage profile.

4. Sensitive Sites

The following sensitive sites have been identified within approximately 1.5 kilometres of the premises. All distances are approximate road distances.

Schools & Early Learning Centres

- Nedlands Primary School — 35 Kingsway, Nedlands (~750m)
- Hollywood Primary School — 117 Monash Ave, Perth (~1.3km)
- Nedlands Park Early Learning Centre — 150 Melvista Ave, Nedlands (~1km)
- Sparrow Early Learning Nedlands — 73 Stirling Hwy, Nedlands (~950m)
- Nedlands School of Early Learning — 34 Government Rd, Nedlands (~1.1km)

Places of Worship

- Holy Rosary Catholic Church — 46 Thomas St, Nedlands (~600m)
- St Margarets Anglican Church — 58 Tyrell St, Nedlands (~620m)
- Kingsway Methodist Church — 38 Kingsway, Nedlands (~750m)
- Nedlands Uniting Church — 237 Princess Rd, Nedlands (~840m)
- Dalkeith Road Church of Christ — 70 Dalkeith Rd, Nedlands (~1km)

Medical Facilities

- Nedlands Medical Centre — 88 Broadway, Nedlands (~500m)
- Nedlands Family General Practice — 9/88 Broadway, Nedlands (~500m)
- UWA Medical Centre — 35 Stirling Hwy, Nedlands (~700m)
- QEII Medical Centre (Sir Charles Gairdner Hospital & Perth Children's Hospital) — 2 Verdun St, Nedlands (~1.3km)
- Hollywood Medical Centre — 85 Monash Ave, Nedlands (~1.4km)

The applicant submits that the Liquor Store – Small does not present a material risk to any of the identified sensitive sites for the following reasons.

Schools & Early Learning Centres

The five schools and early learning centres within approximately one kilometre of the premises are not materially affected by the proposed Liquor Store – Small. The store sells packaged wine for takeaway only — there is no on-premises consumption, no late-night trading, and no service model that could reasonably attract school-aged children as customers. The store closes at 8:00pm, well before any late-night harm concerns arise.

Places of Worship

The five places of worship within approximately one kilometre operate primarily on Sunday mornings and during daytime hours. The Liquor Store – Small's operating model — a quiet, service-led specialist wine retail environment — does not present any risk of offence, annoyance or disturbance to worshippers or their congregations.

Medical Facilities

The nearest major medical facility is the QEII Medical Centre at approximately 1.3 kilometres. The Liquor Store – Small sells packaged wine for takeaway consumption. There is no on-premises consumption, no bar element, and no late-night trading. The store does not present a material risk to patients, visitors or staff at any of the identified medical facilities.

5. Nature of the Operation

5.1 Physical Separation and Licence Independence

The Liquor Store – Small and the restaurant occupy the same premises at 49 Broadway but are clearly and permanently separated into two distinct licensed areas, as shown on the submitted floor plans.

The Liquor Store – Small licensed area is located at the rear of the premises and has its own separate external customer entry. The restaurant licensed area occupies the main dining rooms, private dining rooms, kitchen and service areas. A single internal door connects the two areas; however, this door is subject to strict operational controls, is not held open during normal trading, and does not compromise the independence of the two licences.

Operational controls include separate points of sale, clear signage identifying licence boundaries, staff training reinforcing licence conditions, and procedures preventing the transfer of liquor between licensed areas. No consumption occurs within the Liquor Store – Small licensed area. Liquor supplied under the restaurant licence is not removed from the premises for takeaway purposes.

5.2 Trading Hours

The Liquor Store – Small will trade Monday to Sunday, 10:00am to 8:00pm. These hours are consistent with standard metropolitan packaged liquor trading hours and are deliberately set to avoid late-night takeaway alcohol sales. The restaurant licence proposes to operate Monday to Sunday, 11:00am to 11:00pm.

5.3 Product Range and Retail Focus

The Liquor Store – Small will operate as a specialist retailer focusing on premium wines, including:

- Specialist and limited-release domestic wines, with particular emphasis on quality Australian producers
- Exclusive European imports, including wines from Burgundy, Chablis, Piedmont, Franciacorta and Prosecco, for which the applicant holds exclusive Australian import rights
- A limited selection of beer and spirits to meet customer expectations, not as a primary focus

There is no emphasis on bulk discounting, high-volume alcohol categories, or promotional pricing. The retail model is service-led — customers are assisted by knowledgeable staff in making considered purchasing decisions, with a focus on provenance, food pairing and product quality.

5.4 Tastings and Educational Activities

All wine tastings, masterclasses and educational dining experiences involving the consumption of alcohol are conducted exclusively within the restaurant licensed area, under the restaurant licence. These activities are seated, food-led, conducted under RSA supervision, and structured as pre-booked events.

No tastings or sampling occur within the Liquor Store – Small licensed area. The Liquor Store Licence is not used to facilitate any on-premises consumption.

6. Harm Minimisation

A Harm Minimisation Plan accompanies this application. The applicant commits to implementing and maintaining the following measures at all times.

Staffing & Training

- All staff involved in liquor retail to hold current RSA certification
- An Approved Manager to be responsible for the Liquor Store – Small at all times during trading
- Regular internal training on responsible service, refusal of service, and ID verification

Service Controls

- Strict ID verification — proof-of-age (photo ID) required for any customer who appears under 25 years of age
- Service refused to any customer who appears intoxicated or who is purchasing on behalf of a minor
- No bulk discount promotions or pricing structures that encourage high-volume purchasing
- No late-night trading — the Liquor Store – Small closes at 8:00pm seven days a week
- CCTV coverage of the Liquor Store – Small licensed area

Compliance

- Clear signage identifying licence boundaries and conditions
- Operational procedures preventing consumption within the Liquor Store – Small licensed area
- Operational procedures preventing transfer of liquor between licensed areas
- Incident register maintained and available for inspection at all times
- Full cooperation with the Director of Liquor Licensing and the Racing, Gaming and Liquor Division on any compliance matter

The dual-licence model itself enhances harm minimisation by maintaining a clear separation between retail supply and on-premises consumption. Each activity is governed by distinct licence conditions and compliance obligations, reducing the risk of regulatory ambiguity.

7. Amenity and Good Order

The applicant submits that the proposed Liquor Store – Small is unlikely to adversely impact local amenity or good order for the following reasons.

- There is no on-premises consumption — customers purchase and leave, rather than congregating at the premises
- There is no bar element, no vertical drinking, and no late-night retail trade
- The Liquor Store – Small closes at 8:00pm, which avoids the late-night trading patterns most closely associated with amenity impacts in residential areas
- The specialist, premium wine focus and service-led model attracts a predictable, low-risk customer profile
- The store occupies the rear of the premises with its own external entry, minimising any street-level impact

The applicant is aware that some residents in the vicinity may have concerns about additional licensed activity at 49 Broadway. A Liquor Store – Small, open during daytime hours, selling premium packaged wine to considered purchasers, represents one of the lowest-risk forms of packaged liquor retail that could be proposed for this location.

8. Section 36B Assessment

This section is provided in response to Section 36B of the Liquor Control Act 1988 (WA), which requires the applicant to address the impact of the proposed licence on existing licensees in the locality, and the extent to which the proposed licence will meet a community need not already met by those licensees.

The assessment identifies all hotel, tavern and liquor store licences operating within the locality as defined by the Section 36B map provided by the Director of Liquor Licensing. The relevant locality sits on or south of Stirling Highway, within the Broadway dining precinct, the UWA campus and the established Nedlands and Crawley residential areas. Licensed premises north of Stirling Highway serve a materially different catchment and are not considered directly relevant to this assessment.

For each identified licensee, this assessment describes the nature of their licence, their product offering, and their operating model. It then sets out the specific ways in which the proposed Liquor Store – Small meets a community need that is not adequately met by any of the existing licensees in the relevant locality.

8.1 Existing Licensees within the Section 36B Locality

The following hotel, tavern and liquor store licences have been identified within the Section 36B locality, on or south of Stirling Highway. Distances are approximate road distances from the premises. Licensed premises north of Stirling Highway — including the Hampden Hotel at 156 Hampden Road and Liquorland at 33 Hampden Road — are not included in this assessment as they sit beyond the practical boundary defined by the Highway and serve a materially different catchment.

Varsity Nedlands

Address: 88 Broadway, Crawley WA (~500m)

Licence Type: Tavern Licence

Trading Hours: Monday to Sunday, 11:00am to 11:00pm

Varsity Nedlands is an American college-themed entertainment venue operating under a Tavern Licence. It is positioned directly adjacent to the University of Western Australia campus and is explicitly designed to serve the student demographic. The venue's offering centres on high-volume beer, cocktails and spirits service, complemented by American-style comfort food at student-friendly price points.

The venue's primary appeal is entertainment-led: it features duckpin bowling, arcade games, pool tables, ping pong and large-screen sport, with live music on selected evenings. It promotes itself as a multi-faceted entertainment destination, offering student discount packages and actively marketing itself as the go-to for post-exam celebrations and university social events.

Varsity holds a Tavern Licence, which permits the sale of liquor for consumption on the premises without requiring the purchase of a meal. The packaged liquor component is not a feature of the Varsity model. Its product range does not include premium or specialist wine, exclusive imports, or any education-led wine retail. It does not operate a packaged liquor retail function of the kind proposed by the applicant.

Steves Bar & Cafe / Steves Winestore

Address: 30 The Avenue, Nedlands (~900m)

Licence Type: Tavern Licence

Trading Hours: Monday to Sunday, 8:00am to 11:00pm

Steves is an established and well-regarded Nedlands institution, operating a bar and restaurant alongside a co-located winestore under a Tavern Licence. Because Steves holds a Tavern Licence, customers can move freely between the bar, restaurant and winestore areas without any regulatory boundary between them. The Steves Winestore carries a curated range of wines including back-vintage French and Australian wines — Burgundy, Bordeaux, Chablis, Sauternes, Super Tuscans and Australian back vintages — and sells online as well as in-store.

The applicant acknowledges Steves as a quality wine operator and does not contend that Steves fails to meet the needs of all wine purchasers in the locality. However, the applicant submits that the Steves model is materially different to the proposed Lamont's offer in the following key respects.

Steves is primarily a high-volume bar and cafe destination, trading from 8:00am to 11:00pm seven days a week under a Tavern Licence. Customers purchasing from the winestore do so in an environment that is continuous with an active bar and dining operation. There is no regulatory separation between the licensed areas. The Steves model serves a broad demographic across a long trading day — from morning coffee through to late-night bar service.

The proposed Lamont's Broadway model is structurally different in a material and deliberate way. The Liquor Store – Small and the restaurant are separately licensed under distinct licence types — a Liquor Store Licence and a Restaurant Liquor Licence respectively. They are physically separated by permanent walls with their own separate external customer entries.

The internal door connecting the two areas is not available to customers — it is a staff-only controlled access point. A customer wishing to use both the liquor store and the restaurant must exit one licensed area and enter the other through its own external entry. This is not a limitation; it is a deliberate structural choice that maintains clear and unambiguous regulatory boundaries between retail supply and on-premises consumption — a level of compliance rigour that a Tavern Licence model, by its nature, does not require.

The proposed Lamont's Broadway Liquor Store – Small is therefore a fundamentally different proposition to Steves on both a commercial and a regulatory level: a small, quiet, specialist wine retail environment focused entirely on the considered purchase of premium and exclusive wines, operating independently under its own licence with its own entry, its own trading hours of 10:00am to 8:00pm, and no bar, no entertainment, and no late-night patronage.

Critically, the applicant holds exclusive Australian import rights over a portfolio of approximately 40 wines from established European producers — including Domaine Belle (Rhône), Domaine Mosnier and Sébastien Dampit (Chablis), Domaine Pernet Belicard (Burgundy), La Montina (Franciacorta), La Tène and Michel Girault (Sancerre). These wines are not available through Steves, or through any other packaged liquor outlet in the locality. This exclusive offer represents a genuinely distinct and additive contribution to packaged liquor supply in Nedlands that the existing Steves winestore cannot replicate.

Beyond the exclusive import portfolio, the proposed Lamont's model brings a structured allocation program for scarce and highly sought-after Australian wines — including producers such as Henschke, Cullen, Cape Falls and others — where Lamont's is consistently among a small number of trusted retailers nationally to receive limited allocations. This level of access and curation is not offered by the existing winestore in the locality.

Broadway Fair Liquor Store

Address: Shop 27, 88 Broadway, Nedlands (~500m)

Licence Type: Liquor Store Licence

Trading Hours: Monday to Saturday 9:00am–8:00pm, Sunday 11:00am–7:00pm

Broadway Fair Liquor Store is a packaged liquor retailer located within the Broadway Fair Shopping Centre. It operates as a generalist packaged liquor store, carrying a broad range of mainstream beer, wine and spirits across standard commercial price points. It sources from mainstream wholesale supply chains and does not offer a specialist, premium or exclusive wine focus.

The store does not carry exclusive imported wines, does not operate an allocation or cellar program, and does not provide the knowledge-led, service-oriented retail model proposed by the applicant. It serves an important function as a convenient, accessible generalist packaged liquor option for the local community, but it does not address the specialist wine retail need identified in this assessment.

The University Club of Western Australia

Address: Hackett Entrance 1, Hackett Drive, Crawley (~1km)

Licence Type: Tavern Licence

Trading Hours: Monday to Friday 7:30am–8:00pm, Saturday 7:30am–5:00pm, Sunday closed

The University Club of Western Australia is a members-only club located on the UWA campus overlooking Matilda Bay. It operates under a Tavern Licence and is primarily a conference, event and private dining facility for UWA members — academics, alumni and affiliated corporate organisations.

The Club does not operate a packaged liquor retail function, does not carry exclusive imported wines or an allocation program, and is not accessible to the general public. Its operating model, membership structure, and restricted access mean it serves an entirely different purpose and patronage to the proposed Liquor Store – Small. It does not address the specialist wine retail need identified in this assessment.

Nedlands Square Development — Captain Stirling Hotel & Aldi

Address: 80 Stirling Highway, Nedlands (1-2km)

Licence Type: Liquor Store Licence (Conditionally Granted)

Status: Under development — scheduled to open late 2026

The Captain Stirling Hotel site at 80 Stirling Highway, Nedlands is currently subject to a major redevelopment by Woolworths Group's property arm, Fabcot. The Nedlands Square development has received development approval and is under construction, with an anticipated opening in late 2026. The development comprises a full-line Woolworths supermarket, a BWS packaged liquor store, up to 18 specialty retail tenancies, a dining precinct, a medical centre and a gym.

Adjacent to the Nedlands Square development, the former Captain Stirling Shopping Centre site was demolished to make way for an Aldi supermarket, which is also expected to include an Aldi packaged liquor section — consistent with Aldi's established model of in-store liquor retail under a separate Liquor Store Licence.

The applicant acknowledges that the Nedlands Square development will introduce additional packaged liquor supply to the locality in the form of a BWS and a likely Aldi liquor section when it opens in late 2026. Both are expected to operate as generalist mainstream retailers. BWS is an Endeavour Group brand focused on mainstream beer, wine and spirits with a promotional, discount-driven retail model. Aldi's in-store liquor offer is similarly characterised by a limited range of mainstream and private-label products at value price points.

Neither the BWS nor the Aldi liquor offer will address the specialist, exclusive-import wine retail need identified in this assessment. Their entry into the locality will increase generalist packaged liquor supply but will not alter the fundamental gap — the absence of a specialist, knowledge-led, exclusive-import wine retailer — that the proposed Lamont's Broadway Liquor Store – Small is designed to fill.

The Wine Box

Address: 154 Stirling Highway, Nedlands (1-2km)

Licence Type: Liquor Store Licence

Trading Hours: Monday to Saturday 9:00am–9:00pm, Sunday 10:00am–8:00pm

The Wine Box is a packaged liquor retailer located at 154 Stirling Highway, Nedlands, operating in conjunction with the Taylor Road IGA supermarket. It carries a broad range of wines, beers and spirits consistent with a supermarket-affiliated bottle shop, with a product range oriented toward mainstream and mid-range consumer preferences.

The Wine Box does not carry exclusive imported wines, does not operate an allocation program, and does not provide the specialist, knowledge-led retail service proposed by the applicant. It is a convenience-oriented generalist retailer that serves a materially different customer need to the proposed Liquor Store – Small.

Grand Cru Wineshop & Cellar

Address: 176 Stirling Highway, Nedlands (2-3km)

Licence Type: Liquor Store Licence

Trading Hours: Monday to Friday 9:00am–9:00pm, Saturday 9:00am–8:00pm, Sunday 9:00am–6:00pm

Grand Cru Wineshop & Cellar is an established independent wine retailer, operating since 1974 as a family-owned business with three Perth locations — Nedlands, Mt Lawley and Ardross. The Nedlands store at the rear of 176 Stirling Highway carries a broad range of Australian boutique and imported wines, beer and spirits. Grand Cru holds a membership program offering exclusive pricing and invitations to member events.

The applicant acknowledges Grand Cru as a quality independent retailer with genuine wine knowledge and a long-standing local reputation. However, the Grand Cru model is materially different to the proposed Lamont's offer in both character and approach.

Grand Cru's retail model is built around breadth of range, competitive pricing and off-site event servicing. It actively promotes wine and beer discounting, weekly specials, and bulk purchasing. Its event service offer centres on free glass hire, free delivery, and the ability to return unused stock for a full refund — a model designed to service private functions, corporate events and catered occasions off the premises. This is a valuable service but it is a fundamentally different retail proposition to the Lamont's model, which is built around expert curation, provenance-driven purchasing, and the education-led discovery of wine in a dining context.

Grand Cru does not facilitate a structured on-premises tasting or events program of the kind central to the Lamont's model. The Lamont's Broadway Liquor Store – Small does not itself conduct tastings — no consumption occurs within the liquor store licensed area at any time. Rather, it is the unique relationship between the Liquor Store – Small and the co-located, separately licensed Lamont's Broadway restaurant that creates the education and dining ecosystem. The restaurant conducts weekly winemaker dinners, masterclasses and structured tasting events under its own Restaurant Liquor Licence, with wines drawn from the liquor store's exclusive import and allocation portfolio. Customers discover wines through the restaurant's events program and purchase them through the store. This integrated model has no equivalent among any existing licensee in the locality.

Additionally, the applicant holds exclusive Australian import rights over approximately 40 European wines that are not stocked by Grand Cru or available through any other retailer in the locality. The applicant also maintains an allocation program for scarce Australian wines where Lamont's is among a small number of trusted national retailers to receive limited releases. Neither of these features is part of the Grand Cru offer.

The applicant submits that Grand Cru and the proposed Lamont's Broadway store serve the same broad market — wine-interested Nedlands residents — but through entirely different retail models that are complementary rather than competitive. Grand Cru's long-standing success confirms the depth of demand for quality wine retail in this catchment. The proposed Lamont's store addresses a distinct and currently unmet segment of that demand: the

customer seeking exclusive imports, allocation access, and an education-led wine discovery experience rather than competitive pricing on a broad commercial range.

8.2 Community Need — The Unmet Requirement

Having assessed all hotel, tavern and liquor store licences within the Section 36B locality, the applicant submits that none of the existing licensees — individually or collectively — meets the specific community need that the proposed Liquor Store – Small is designed to address.

That need can be stated clearly: there is no specialist, knowledge-led, exclusive-import wine retailer operating in Nedlands or the immediate locality. The nearest comparable operation is the applicant's own Lamont's Cottesloe store at Station Street — approximately 6 kilometres from the proposed premises by road — which is consistently oversubscribed for events and allocation releases, and has a waitlist of customers seeking access to scarce and exclusive wines.

The specific unmet need comprises:

- Access to exclusive imported wines — the applicant holds exclusive Australian import rights over approximately 40 wines from established European producers including producers from Burgundy, Chablis, the Rhône Valley, Franciacorta and Sancerre. None of these wines are available through any existing licensee in the Section 36B locality, or through any mainstream retail channel.
- Access to allocation wines — the applicant is consistently among a small number of trusted national retailers to receive limited allocations of Australia's most sought-after wines, including Henschke Hill of Grace and Mount Edelstone, Cullen Kevin John Chardonnay and Diana Madeline Cabernet, Cape Falls Chardonnay and others. No existing licensee in the locality provides this level of access.
- Expert wine curation and the Shortlist model — the applicant provides a uniquely structured retail service built around identifying the single best bottle in every variety at each price point, supported by critic scores, tasting notes and personal recommendations from sommelier John Jens. This level of expert guidance is not available through any existing licensee in the locality.
- An education-led wine retail experience — the applicant operates what is described as Australia's largest wine tasting program at Lamont's Cottesloe, hosting weekly events featuring winemakers, family representatives and independent wine critics presenting their wines in a structured, food-led format. The proposed Broadway model will extend this program and culture to the Nedlands community.
- A properly separated dual-licence model — the proposed Liquor Store – Small and co-located restaurant are separately licensed under distinct licence types, physically separated by permanent walls, each with its own external customer entry. The internal door connecting the two licensed areas is a staff-only controlled access point, not available to customers. This structure ensures clear and unambiguous regulatory boundaries between retail supply and on-premises consumption — a more rigorous compliance model than the Tavern Licence structure that permits free movement between bar and retail areas. No existing licensee in the locality offers this combination of separately licensed, physically distinct retail and dining in a single premises.

The distinction from Steves Winestore:

The applicant acknowledges that Steves operates a winestore that carries quality wine. However, Steves is a high-volume bar and cafe destination first, and a winestore second. Its retail wine offer is an adjunct to a large entertainment venue with a 15-hour trading day. The

applicant's proposed Liquor Store – Small is the primary operation — a dedicated, quiet, specialist retail environment where the entire focus is on knowledge, curation and considered purchasing.

The exclusive import portfolio alone establishes that the proposed store offers something materially different to Steves. No overlap in supplier or product range can replicate the access that comes from holding exclusive Australian import rights — and the applicant's relationships with the European producers in its portfolio have been built over decades and are not available to any other retailer in the locality.

8.3 Impact on Existing Licensees

The applicant submits that the proposed Liquor Store – Small will not have a material adverse impact on any existing or anticipated licensee within the Section 36B locality.

- Varsity Nedlands and the UWA Tavern serve an entirely different demographic and purpose — entertainment-led venues targeting the student market. There is no meaningful overlap with a specialist wine retail store.
- The University Club of Western Australia is a members-only facility with no public retail function. There is no overlap with the proposed store.
- Broadway Fair Liquor Store and The Wine Box are generalist and convenience-oriented retailers. The proposed store's specialist and exclusive offer is not in competition with their mainstream product range — customers seeking everyday packaged liquor will continue to use these outlets; customers seeking exclusive imported wines or allocated Australian releases will shop at Lamont's.
- The incoming BWS at Nedlands Square and the anticipated Aldi liquor section are both generalist, mainstream, volume-oriented retailers. Their arrival will increase generalist packaged liquor supply in the locality but will not address the specialist gap the proposed store fills — and nor will they be materially disadvantaged by the presence of a small specialist wine store operating on an entirely different retail model.
- Steves Winestore is the most proximate comparable operator. The proposed Lamont's store is sufficiently differentiated — through its exclusive import portfolio, its allocation program, its depth of expert curation, and its structurally distinct dual-licence model — that it adds to the overall wine retail offer in Nedlands rather than simply competing for the same customer base.
- Grand Cru Wineshop & Cellar is the most established independent wine retailer in the locality. However, Grand Cru's model is built around breadth of range, competitive pricing, wine and beer discounting, and off-site event servicing — free glass hire, free delivery, and return of unused stock. It does not have a co-located restaurant or equivalent structure that facilitates the wine education and dining program the Lamont's model delivers. Grand Cru's long-standing success confirms the depth of demand for quality wine retail in this catchment — demand that the proposed Lamont's store addresses from a distinct and currently unserved angle.

The applicant is confident that the proposed Liquor Store – Small adds genuine value and diversity to the Nedlands packaged liquor landscape without causing material harm to any existing or anticipated licensee. It fills a specific and well-evidenced gap; it does not crowd an already-served space.

9. Conclusion

The applicant submits that the proposed Liquor Store Licence for 49 Broadway, Nedlands is in the public interest and consistent with the objectives of the Liquor Control Act 1988 (WA).

The proposal is for a Liquor Store – Small operating during daytime hours, selling premium packaged wine to considered purchasers in a service-led retail environment. It does not duplicate existing generalist packaged liquor supply, does not contribute to late-night alcohol availability, and does not generate the amenity impacts associated with higher-risk licence types.

The dual-licence structure — a Liquor Store – Small and a restaurant, physically separated and independently licensed under the same roof — is a deliberate and considered approach to responsible packaged liquor retail. It reflects the applicant's commitment to operating a low-risk, neighbourhood-appropriate business that the Nedlands community can be confident in.

The Section 36B assessment confirms that none of the existing or anticipated licensees in the locality meets the specific community need the proposed store addresses. The tavern licences serve entertainment and student demographics with no specialist wine retail function. The generalist liquor store licences serve mainstream volume retail needs. Steves Winestore, while quality-focused, operates as a high-volume bar and cafe destination under a Tavern Licence permitting free movement between bar and winestore. Grand Cru, the most established independent in the locality, operates a materially different model built around breadth of range, discounting and off-site event servicing — with no co-located restaurant or equivalent structure to facilitate the integrated wine discovery and dining ecosystem the Lamont's model delivers. The anticipated Nedlands Square development will bring further generalist supply but will not alter the fundamental gap.

The proposed Liquor Store – Small meets a genuine and specific community need that is not currently met by any licensee in the locality. It brings exclusive imported wines, allocation access, expert curation and an education-led retail experience to a growing, densifying residential community that has demonstrated strong demand for exactly this kind of offer.

The applicant welcomes any conditions the Director of Liquor Licensing considers appropriate to ensure the ongoing amenity and safety of the Nedlands community and is committed to being a responsible and positive operator within the precinct.

Applicant Declaration

I declare that the information contained in this Public Interest Assessment is true and correct to the best of my knowledge and belief.

Name: Katherine Lamont

Position: Director

Date: 26 May 2026

Appendices

- Floor plan (lodged separately in portal)
- Harm Minimisation Plan (lodged separately in portal)
- Supplier support letters (lodged separately in portal)
- Local business support letters (lodged separately in portal)
- Nedlands resident support letters (lodged separately in portal)
- S36B Map (attached)
- The Shortlist (attached)
 - The applicant's monthly customer newsletter — The Shortlist — is provided as an appendix to illustrate the specialist, education-led nature of the retail offer that Lamont's Broadway will bring to Nedlands. The newsletter exemplifies the approach: it identifies the single best bottle in every variety at each price point, supported by critic scores and tasting notes; it promotes a structured events program featuring winemakers and wine educators presenting their wines in a food-led format; and it reflects the depth of producer relationships — including exclusive import partners and allocation producers — that underpin the applicant's unique market position.
 - The level of expertise, curation and producer access reflected in the newsletter is not replicated by any existing licensee in the Section 36B locality. It demonstrates concretely why the proposed Liquor Store – Small represents a meaningfully different offering to anything currently available in Nedlands.



Captain Stirling (Hotel)
ALDI Nedlands (Liq. Store)

The Wine Box (Liq. Store)

Grand Cru (Liq. Store)

Lamont's Broadway

University Club of WA (Tavern)

r:2000m

Varsity Bar (Tavern)
Broadfair Cellars (Liq. Store)

Steves (Tavern)

1:35154@A4 740 m



VIEW IN BROWSER

OUR ENDURING PURSUIT · MAY 2026 ·

THE SHORTLIST · ONE PAGE · EVERY VARIETY

Lamont's Cottesloe

Where the world's great wines are opened

The Online Store

Tasting Program

The Restaurant

OUR ENDURING PURSUIT

Our pursuit, put simply - to bring our customers great value and unique experiences.

Much of the work happens quietly behind the scenes. It's in the tasting, the questioning, the chasing down of small growers and overlooked parcels. It's in opening forty Chardonnays to find the one that truly earns its place. It's in asking suppliers the hard questions, so that when the time comes, we have the answer.

Unless you reach out or drop in, most of that information stays behind the scenes and isn't readily available for you to access, and that's a problem.

This is our answer.

We've put the shortlist on a single page, the best bottle in every variety, at each price point. All listed with the critic's scores, the tasting notes, and a few words from us on why it earned the spot.

The advice you'd walk out with if you came into Cottesloe and asked what to take home.

Your Wine Shortlist

Our picks for the best value wines across five varieties at four price points, chosen for quality, pedigree and drinking pleasure.

Last updated: May 2026

● In stock ● Out of stock Tap a header or price point to filter Tap a wine for details Tick the corner box to compare

	OTHER WHITES	CHARDONNAY	PINOT NOIR	CABERNET	SHIRAZ
Under \$50	<input type="checkbox"/> 2025 Corymbia Chenin Blanc \$37 Swan Valley	<input type="checkbox"/> 2025 Rowe Estate 'Wilyabrup' Chardonnay \$45 Margaret River	<input type="checkbox"/> 2024 Picardy 'Pannell Family' Pinot Noir \$33 Great southern	<input type="checkbox"/> 2022 Xanadu 'Black Label' Cabernet Sauvignon \$39 Margaret River	<input type="checkbox"/> 2023 Penfolds Bin 28 Kalimna Shiraz \$49 South Australia
\$50 - \$100	<input type="checkbox"/> 2024 Duke's Maggie Hill Riesling \$48 Great southern	<input type="checkbox"/> 2024 Pierro Chardonnay \$99 Margaret River	<input type="checkbox"/> 2025 L.A.S VINO Pinot Noir \$55 Margaret River	<input type="checkbox"/> 2019 Villa Maria Ngakirikiri Gimblett Gravels Cabernet \$99 Gimblett Gravels	<input type="checkbox"/> 2022 Domaine Belle Cavee Louis Belle Crozes-Hermitage \$85 Crozes-Hermitage
\$100 - \$200	<input type="checkbox"/> 2022 Mount Mary Triolet \$129 Yarra Valley	<input type="checkbox"/> 2023 Leeuwin Estate 'Art Series' Chardonnay \$149 Margaret River	<input type="checkbox"/> 2021 Ata Rangi Kotinga Pinot Noir \$175 Martinborough	<input type="checkbox"/> 2023 Moss Wood Cabernet Sauvignon \$165 Margaret River	<input type="checkbox"/> 2023 Yarra Yering Dry Red No. 2 Shiraz \$130 Yarra Valley
\$200+	<input type="checkbox"/> 2022 La Chapelle Le Chevalier de Steinberg Hermitage Blanc \$395 Hermitage	<input type="checkbox"/> 2022 Chapelle de Blagny Meursault 1er Cru Les Ravelles \$215 Meursault	<input type="checkbox"/> 2023 Bass Phillip Premium Pinot Noir \$285 Gippsland	<input type="checkbox"/> 2023 Cullen Legacy Diana Madeline 'MOSH' Cabernet \$325 Margaret River	<input type="checkbox"/> 2022 Henschke Mount Edelstone Shiraz \$280 Eden Valley

SEE THE FULL SHORTLIST →

TASTING PROGRAM

Upcoming Events · May & June 2026

24
MAY

Henschke · The 2022 Hill of Grace & Mount Edelstone

Sensational, and the finest ever. The 2022 Hill of Grace is JJ's highest-pointed ever at 19.6, placed among his finest 8-12 Australian wines of all time.



Hosted by JJ · Eden Valley · Private Dining Room

Lunch 12–3pm · 10 wines, 4 courses · \$285

Masterclass 4–6pm · 10 wines & canapes · \$185

[READ MORE](#)

31

MAY

Cullen · Kevin John Chardonnay 2025 & Diana Madeline Cabernet 2024 Launch

The official release of Kevin John Chardonnay 2025 and Diana Madeline Cabernet 2024, presented alongside rare mini verticals of both flagships.

Hosted by Vanya Cullen (OAM) · Margaret River

Lunch 12–3pm · 13 wines, 4 courses · \$195

Masterclass 4–6pm · 13 wines & canapes · \$95

[READ MORE](#)

31

MAY

Cullen ‘Vanya’ Legacy Series Dinner

The official release of KJ and DM, alongside a 5-vintage vertical of ‘KJ’ Chardonnay (2003, 2015, 2018, 2024, 2025) and six Vanya Cabernet (2012–2023).

Hosted by Vanya Cullen (OAM) · Private Dining Room · Limited to 14 seats

Dinner 6.30–9.30pm · 15 wines, 4 courses · \$550

[READ MORE](#)

01

JUN

16 of the Southern Hemisphere's Finest Cabernet Sauvignons

Sixteen benchmark Cabernets from Cullen, Houghton, Mount Mary, Moss Wood, Plantagenet, Te Mata, Vasse Felix, Woodlands, Yalumba and Yarra Yering. A serious look at structure, precision and longevity.

Cottesloe

Tasting 4–6pm · 16 wines, 3 cheeses, breads · \$295

[READ MORE](#)

05

JUN

Chateau Musar · One of the World's Most Distinctive Estates

9 wines across 7 vintages, including a rare Musar Rouge vertical: 2018, 2017, 2010 and 2005. Founded in Lebanon in 1930; vine plantings in the Bekáa Valley date back more than 5,000 years.

Hosted by Ralph Hochar, third-generation family

Masterclass 5.30–7pm · 9 wines with canapes · \$95

Dinner 7.30–9.30pm · 9 wines, 3 courses · \$180

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LAMONT'S

Lamont's Wine Store Cottesloe

Unit 1, 12 Station Street, Cottesloe WA 6011

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