

Midnight Cowboy

Liquor Store

Best Wine, Beer and Spirits from W.A.

Public Interest Assessment

Woodlands Shopping Centre,
84 Rosewood Avenue
Woodlands 6018

PART 1 – Application Details

Applicant name: Sullivan McLeod

What licence or permit type are you applying for? Liquor Store

What are you applying for: New licence

Premises trading name: Midnight Cowboy Liquor Store

Address of proposed premises: Shop 2, Woodlands Shopping Centre, 84 Rosewood Ave, Woodlands, WA 6018

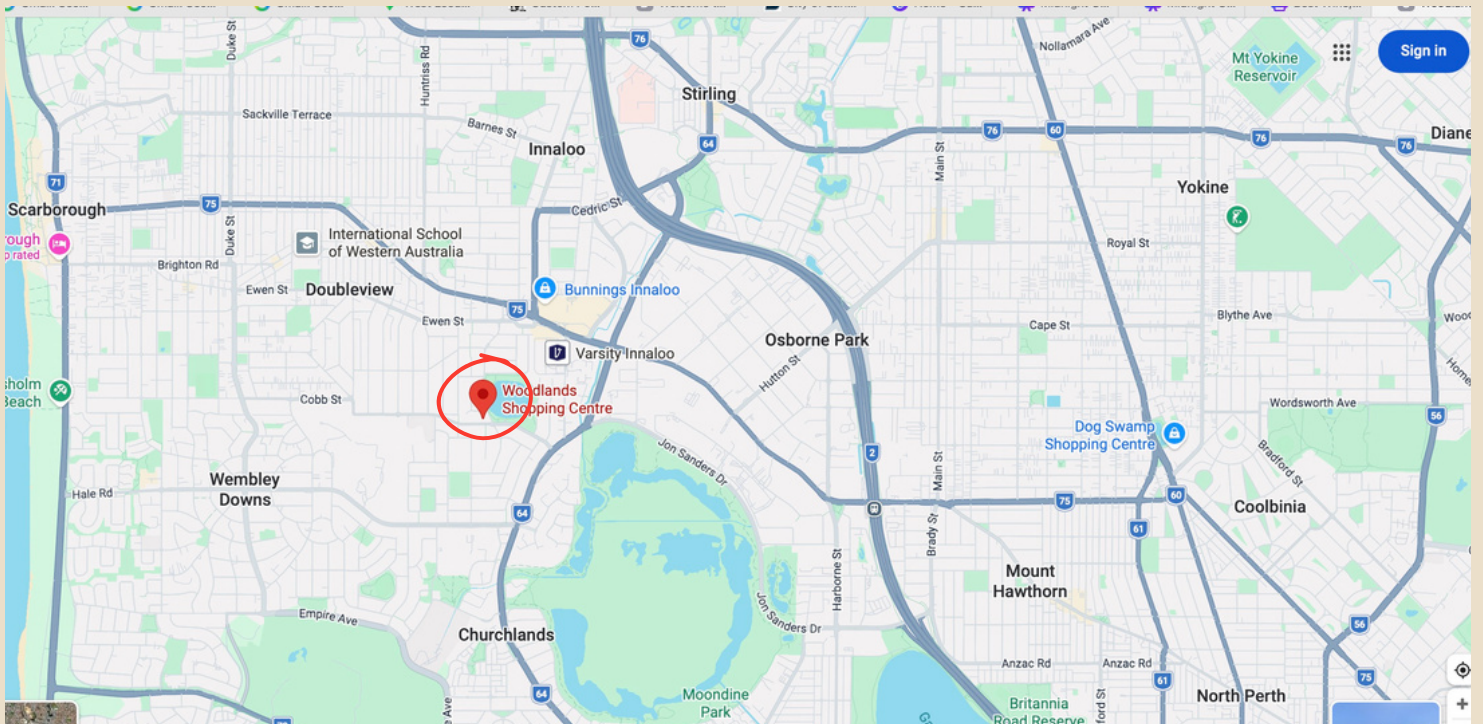
Part 2.1. What is the proposed manner of trade and your target client base?

Midnight Cowboy is a boutique independent liquor store to be located within the Woodlands Shopping Centre, located at 84 Rosewood Avenue, Woodlands 6018.

The store is a new build premises in Shop 2 and will operate as a carefully curated retail liquor store, championing small Western Australian producers by bringing handcrafted wines, beers, and spirits from regional WA into the local community.

Midnight Cowboy Liquor Store is an extension of the currently running and successful online wine store (midnightcowboy.com.au) and the owner, Sully McLeod, is excited to showcase the best of Western Australia’s Wine, Beer, and Spirits in a retail space.

Location



Midnight Cowboy Liquor Store will operate as a boutique independent retail liquor store, selling packaged liquor for consumption off the premises. The store will trade during the following approved hours: Monday, Tuesday, Wednesday and Sunday 10:00am–8:00pm; Thursday to Saturday 10:00am–9:00pm.

The store's primary point of difference is its curated focus on small Western Australian producers - bringing handcrafted wines, beers, and spirits from regional WA into the local community. Product categories include WA wine, WA craft beer, WA artisan spirits, and complementary products such as glassware, and gift packaging. The range is structured around a 'Good / Better / Best' model, guiding customers from accessible everyday selections through to premium discovery options.

The target client base is adult residents of the Woodlands and surrounding suburbs who are seeking a quality, locally focused independent liquor offer that promotes boutique West Australian producers. The store is specifically positioned to complement the existing Farmer Jack's supermarket in the centre, appealing to customers undertaking their regular grocery shop who wish to add wine, beer, or spirits for everyday enjoyment or special occasions such as dinner parties and entertaining.

The store is not targeting high-volume, rapid-consumption purchasing and will not stock products or adopt pricing strategies associated with high-risk alcohol consumption. This is a premium, boutique liquor store. The store will not sell any liquor at all that targets teens or young drinkers. No Cask wine will be sold at all, and any premix spirits will be sold in very small quantities.



Core WA Wine regions for store



Margaret River. The jewel in the crown.

3 hours south of Perth. A wine region between two capes with spectacular coastline, award-winning restaurants, and some of the best wine in the world. Midnight Cowboy Liquor Store is excited to be working with the small wineries of the region.

Great Southern. The new kid on the block.

Stretches along the southern coast of Australia comprising of Albany, Denmark, Frankland River, Mount Barker, and Porongurup. Typically a cooler climate, so Pinot and Riesling will shine. The Shiraz from Frankland River. Is raising the bar for cool climate Australian Shiraz.

Swan Valley The traditional.

45 minutes north-east of Perth. It's the birthplace of wine in Western Australia and steeped in tradition– with plantings going back almost 200 years. A warmer climate, conducive to Chenin Blanc, Verdelho, and Shiraz, with Grenache.

The Concept.

WHAT WE ARE

A carefully curated independent liquor store championing small Western Australian producers - specialising in boutique wines, beer and spirits.

WHAT WE' RE NOT

Not a convenience chain. Not an overly exclusive boutique. Midnight Cowboy sits comfortably where craft meets accessibility - premium without pretension.

THE GAP WE FILL

There is currently no liquor store in Woodlands. The closest is Dan Murphy's in Innaloo and Liquor Barons in Wembley Downs. Midnight Cowboy is an independent liquor store that focuses on premium, boutique West Australian producers.

"Every bottle on our shelf has a story. We take the time to tell it well."

WA PRODUCERS

SMALL BATCH

STORY-LED

COUNTRY TO CITY CURATION

Direct relationships with small West Australian producers who make wine and beer in limited quantities - made accessible for a broader market. Do stock some broader range beer and wine.

UNDER PROMISE, OVER DELIVER

Trust built through quiet confidence. We set expectations simply, then exceed them.

NEIGHBOURHOOD DESTINATION AND EVENTS

A store that adds genuine value to the Woodlands precinct for years to come. Regular tasting events with wine makers.

The Owner/Operator

Sullivan McLeod will be the owner/ operator of the store. He already runs the successful Midnight Cowboy online wine store, so this will be a physical extension of the online store into a bricks and mortar retail space.

Sully has a plethora of experience in sales, distribution and tourism in the wine industry – having created, and sold, The Flying Corkscrew – a helicopter and wine tour based in Margaret River.

Sully has been raised in Margaret River, and lives in Mount Hawthorn. He has many contacts in the Margaret River region and is excited to create a store that will showcase the best of Margaret River, Great Southern and the Swan Valley.

His core focus will be on smaller West Australian beer and wine producers, but there will be some more mainstream (national and international) beer, wine and spirits available.



Part 2.2. How will the proposed premises contribute to the streetscape and atmosphere of the area?

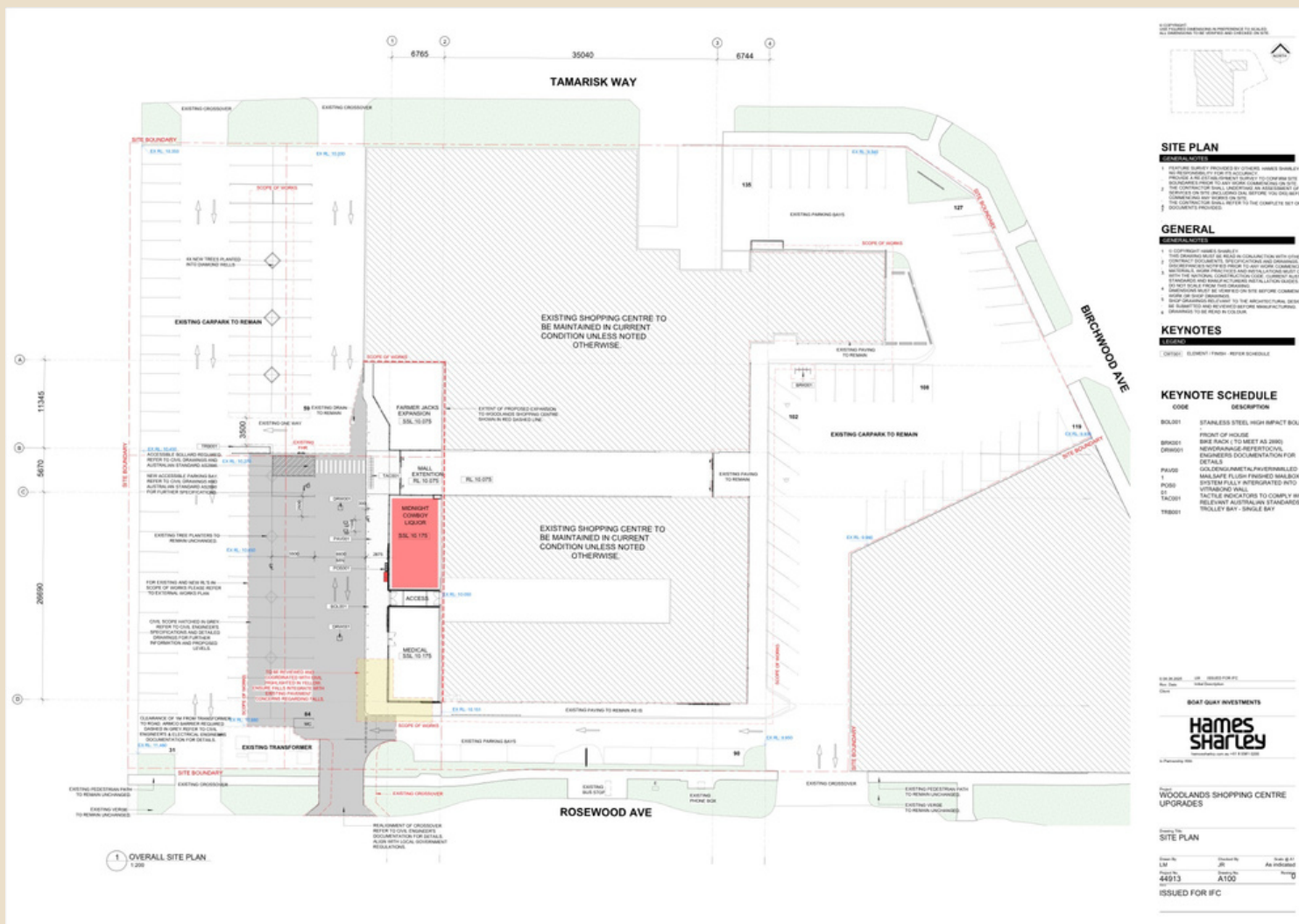


Midnight Cowboy Liquor Store will occupy a new build tenancy of 78.87m² within Woodlands Shopping Centre, located at Shop 2, 84 Rosewood Ave, Woodlands WA 6018. The space is part of 3 new stores created in a redevelopment of the centre. The tenancy is positioned within an established, well-managed suburban shopping centre anchored by Farmer Jacks supermarket. The centre also includes a medical tenancy, providing a mixed-use, community-oriented retail environment.

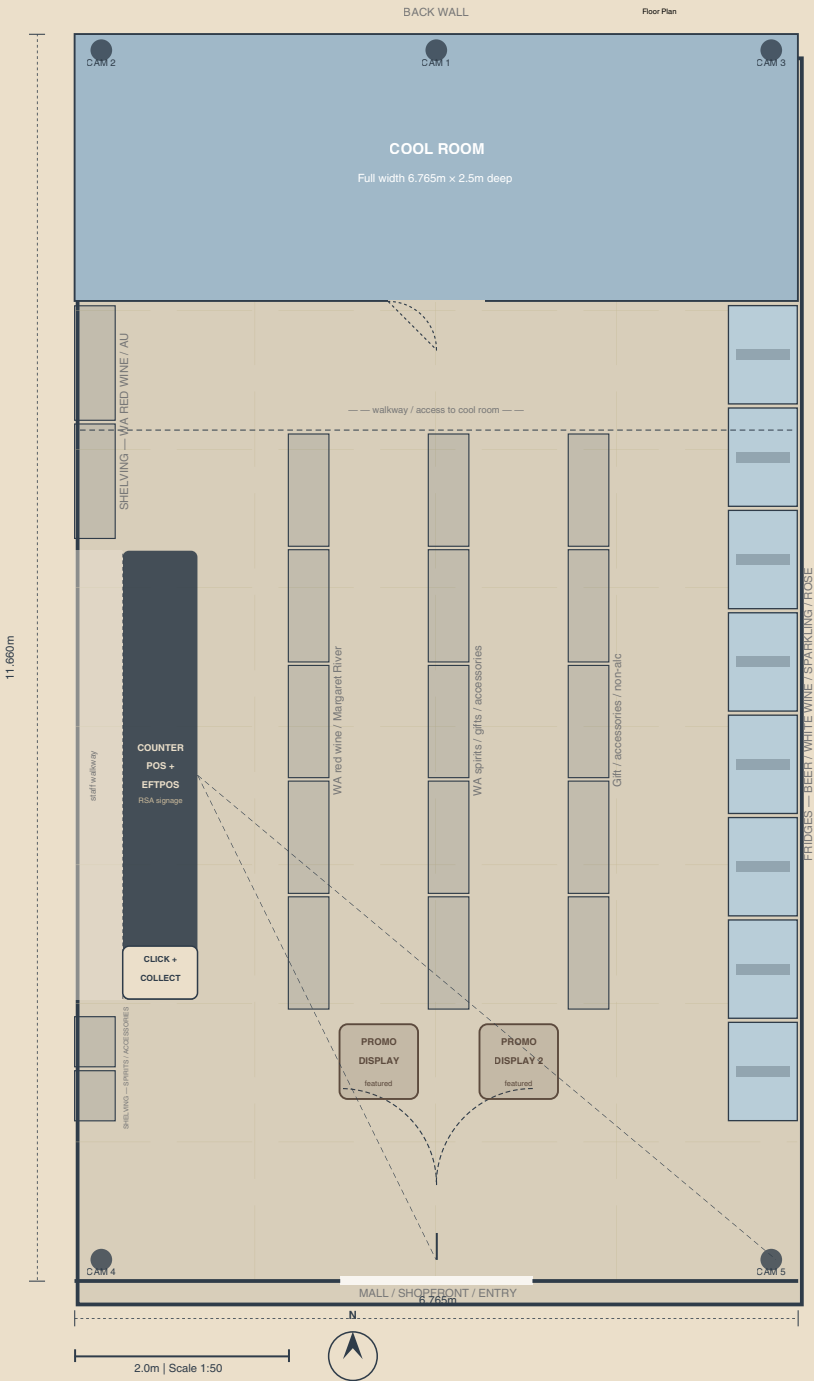
The store will feature a full-width glazed shopfront providing clear visibility from the mall into the retail floor, consistent with the existing shopfront style of the centre. The interior will be fitted out with perimeter shelving and refrigerated units, a central point-of-sale counter positioned to give staff clear sightlines across the entire floor, and warm, considered merchandising reflecting the Midnight Cowboy Liquor Store brand aesthetic. Shelving for wine will be wooden, hand crafted and bespoke. The colour palate for the store will be brand colours which are cream and navy blue.

The exposed ceiling finish will be consistent with a contemporary retail environment. This is a relatively small space, (78.87 square metres) and the maximum number of patrons at any time is 20.

The store is designed for comfortable browsing by a small number of customers at any one time, consistent with its 78.87m² floor area and boutique retail format. There are no seating, entertainment, or consumption facilities on the premises.



Floor Plan



LEGEND

- Polished concrete floor
- Cool room (full width, 2.5m)
- Fridges (right wall, full run)
- Shelving (left wall — above + below counter)
- 3x central shelving runs
- Counter / POS (left wall)
- Click + collect
- Promotional display
- CCTV camera (x5)

LAYOUT NOTES

Tenancy: 6.765 x 11.660m = 78.87m²

Cool room: Full width, back wall, 2.5m deep

Counter: Left wall, mid-height — POS + EFTPOS

Click+Collect: Lower section of counter

Shelving: Left wall — above + below counter

Shelving: 3x central runs + left wall

Promo display: Between gondolas, near entry

Fridges: Right wall, full height

CCTV: 5 cameras — full store coverage

Clear zone: ~1.5m open floor at entry

Floor: Polished concrete throughout

Ref: Hames Sharley SK02 | Indicative layout

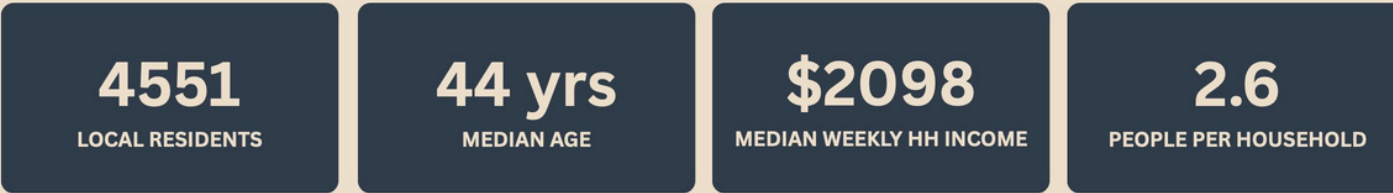
Part 2.3. If you intend to sell packaged liquor, give the names and addresses of all existing licensed premises within the locality.

There is currently no liquor store that exists within the suburb of Woodlands. The closest liquor stores to the proposed premises at Woodlands Shopping Centre are:

- Dan Murphy’s 401 Scarborough Beach Rd, Innaloo WA 6018. (1.4kms from proposed premises).
- BWS Innaloo 384 Scarborough Beach Rd, Innaloo WA 6018 (2.2kms from proposed premises).
- Liquorland Innaloo City, Ellen Stirling Blvd and Scarborough Beach Road, Innaloo WA 6018 (2.2kms from proposed premises).
- WA Cellar Door. 257 Scarborough Beach Road, Doubleview, 6018 (2.1kms from proposed premises).

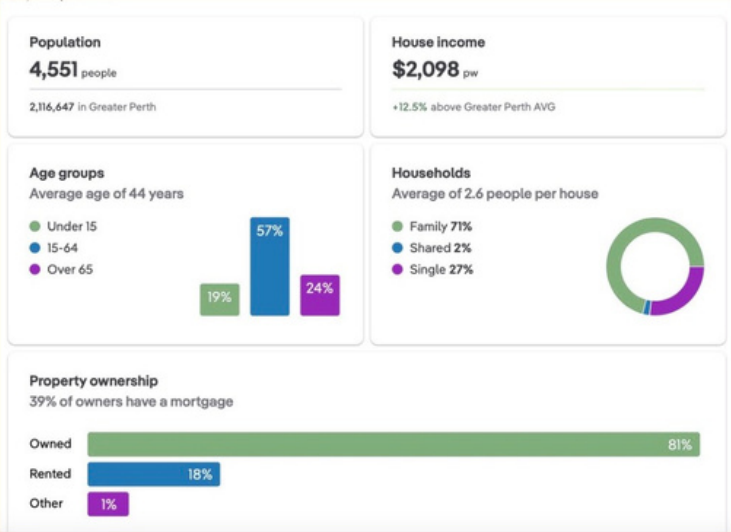
Part 3.1. Please outline the population characteristics in the locality.

Fit for Woodlands.



THE CUSTOMER
Professionals, business owners, families with kids and creatives aged 30-70. Small households with disposable income - not hunting for the cheapest bottle, seeking something thoughtful and distinctive.

COMPLEMENTARY RETAIL ECOSYSTEM
Midnight Cowboy will be a West Australian focused liquor store that perfectly compliments Farmer Jack’s. Provides convenience, liquor for dinner parties and events, and gifting.



Why Midnight Cowboy Liquor Store is a perfect fit for Woodlands.

Woodlands is an affluent, highly educated suburb of Perth with a high property ownership.

This is the consumer base that would most benefit from an independent, premium liquor store that focused on boutique West Australian Producers.

There is currently no liquor store in Woodlands, and a boutique store run by an experienced operator raised in the Margaret River wine region, would add significant value to their shopping experience.

The locality for this application encompasses a 2km radius of the premises at 84 Rosewood Ave, Woodlands WA 6018. The median age Woodlands is 44, reflecting a mature, stable residential community.

Median household income in the area is above the Perth metropolitan average, consistent with its established suburban character.

Employment rates are high, with most residents employed in professional or managerial occupations.

The area has low rates of residential mobility - most residents have lived in the area for five or more years, indicating a settled, community-oriented population.

The demographic profile of the locality is consistent with the target clientele of Midnight Cowboy:

- Adult, employed, suburban residents with disposable income and an interest in quality, locally produced food and beverage products.
- The store's product offer and price point are appropriate for and calibrated to this community.

More specific demographics about the suburb of Woodlands. (Australian Bureau of Statistics 2021)

- Population of Woodlands 4551
- Median Age 44 (Australian Median 38)
- Percentage of Owned Dwelling 79% (Australian average 66%)
- Education Level Degree or Above 41% (Australian average 26%)
- Household Weekly Income \$2098. (Australian average \$1746)
- Percentage of suburb families with children 52% (Australian average 43.7%)

Part 3.3 List the community buildings in the locality If any of the following are in the locality

Midnight Cowboy is a packaged liquor retail store operating within a shopping centre during the operating hours that already exist at Farmer Jacks'. (Monday, Tuesday, Wednesday and Sunday 10:00am–8:00pm; Thursday to Saturday 10:00am–9:00pm). The store does not generate noise, late-night activity, or congregation of patrons, and its presence is not expected to negatively impact any nearby schools or community hubs.

The following community facilities are located within 2kms of the proposed store:

- Woodlands Primary School (400 metres)
- Holy Rosary Catholic School (500 metres)
- Churchlands Senior High School (approx. 1.3km)
- Community of Christ Church (approx. 1.2km)
- Regis Aged Care Woodlands (800 metres)

Part 4.1 What strategies will you use to minimise harm from the use of alcohol?

Midnight Cowboy Liquor Store is committed to the responsible retail of alcohol and to minimising the potential for alcohol-related harm in the community. The following strategies will be implemented:

Responsible Service of Alcohol (RSA)

- All Midnight Cowboy staff, including the owner, will hold a current RSA certification issued by a recognised WA provider prior to commencement of trading.
- RSA training will be refreshed annually and as required in response to any changes to WA licensing legislation.
- RSA compliance is a condition of employment for all staff.
- RSA signage will be displayed prominently at the point of sale and throughout the store.

Prevention of Service to Minors

- A strict Challenge 25 policy will be in place: any customer who appears to be under 25 years of age will be asked to provide proof of age before any sale is made.
- Accepted forms of identification to prove you are over 18 in this store is: current Australian driver's licence, passport, or WA proof-of-age card. (No other form of ID is accepted in the store).
- Minors will not be served under any circumstances.
- 'No Minors or customers under 18" signage will be displayed prominently at the entrance and point of sale.
- Staff will be trained to identify all school uniforms in surrounding areas, and a strict policy of no alcohol to be sold to anyone in these uniforms will be enforced.
- For online sales, age verification will be required at the checkout stage; for click and collect orders, proof of age will be verified upon collection.
- Prevention of Service to Intoxicated Persons.
- The sale of liquor to intoxicated persons is prohibited and all staff will be trained to identify signs of intoxication.
- Any person who appears intoxicated will be refused service and, if required, asked to leave the Midnight Cowboy Liquor Store.
- All refusals of service will be recorded in the store's Incident Register. This Register will be always kept in the store.
- All staff have the right to refuse service to anybody who they think could harm themselves or others through the consumption of alcohol.

Delivery of Alcohol

All delivery of alcohol will be between the times of 11am and 8pm. There will be no delivery on Christmas Day, Anzac Day or Good Friday. A phone call will be made by staff at Midnight Cowboy prior to delivery to check the customer is home and is check the name of the person who has placed the order. The customer will be told they need to have correct forms of ID for proof of age to receive the delivery. (Correct ID is Drivers Licence, Passport or West Australian Proof of Age Card).

Upon delivery, the customer will sign for the order on a Store Delivery Log. At this stage, the person making the delivery will check that the customer is correct person that has ordered the alcohol. They will then check ID to prove that the customer is over 18. (Correct ID required is Drivers Licence, Passport, or West Australian Proof of Age Card).

If the customer is not the correct person who has placed an order, if the cumstomer is under the age of 18, or if the customer cannot prove they are over the age of 18 (By providing a Drivers Licence, Passport or Proof of Age Card) the liquor will not be delivered and will be returned back to the liquor store and a non-delivery (with all relevant information) will be recorded on the incident report log to be kept at the store.



Correct Method for checking ID

1. The FEER Method

- **Feel:** Rub your thumb over the edges, photo, and birthdate. Check for bumps, uneven edges, glue ridges, or air bubbles that indicate tampering.
- **Examine:** Ensure the card features genuine holograms, UV ink, or microprinting.
- **Evaluate:** Match the physical characteristics (eye color, height, and facial structure) of the person standing in front of you with the photo on the ID.
- **Return:** Hand the ID back to the customer.

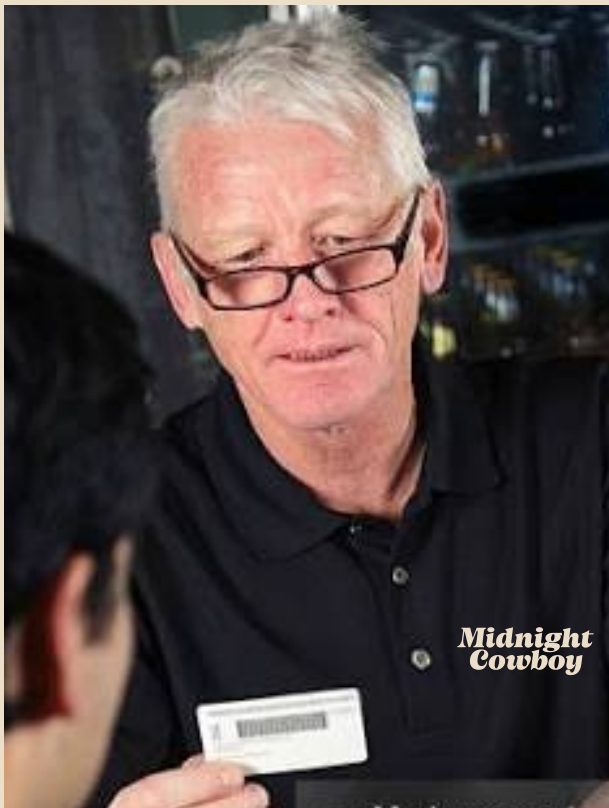
2. Date Verification

Always do the math to ensure the birthdate proves they meet the legal minimum age.

For example, to verify someone is 18 (e.g., in Australia):

Current Year - 18 = The cutoff birth year.

Ensure the patron's birth year is 19 or 20 years prior to the current year to account for the exact month/day.



3. Verification Tactics

- **Check the Expiration:** An expired ID can be void and should be rejected.
- **Secondary Check:** If you are unsure, ask for a secondary form of ID (e.g., credit card or student ID) that matches the name on the primary ID.
- **Verification Questions:** Ask them to confirm information listed on the card, such as their suburb, birth month, or star sign, without giving them time to read it.

Product Range & Pricing

Midnight Cowboy's product range is curated around quality and provenance, not high-volume or low-cost products associated with rapid or excessive consumption.

Midnight Cowboy Liquor Store will not stock cask wine or high-strength pre-mixed drinks at all. Low Alcohol pre-mixed drinks will be sold in very small quantities.

Midnight Cowboy is a premium liquor store, and its range will reflect the boutique, quality-focused positioning of the store.

Midnight Cowboy promotes Single-vineyard, organic, sustainable, biodynamic and minimal intervention wine making techniques. They are systems and philosophies that ensure quality over quantity. We support winemakers, viticulturists, beer and spirit producers that adopt these practices.

Low alcohol or non alcoholic wine, beers and spirits promoted prominently in the store. There will also be a range of water and non alcoholic drinks available.

The core range of Midnight Cowboy Liquor Store are boutique wines from Western Australia (Margaret River, Great Southern and Swan Valley) and craft beer and spirits from Western Australia.



Community Responsibility

Sully McLeod, the owner of the Midnight Cowboy Liquor Store, will be an active, present operator committed to the responsible management of the store, and will work approximately 30-40 hours per week in the store.

The store will operate within a well-managed Woodlands shopping centre management and security available during trading hours.

Any concerns or incidents at the Midnight Cowboy Liquor Store will be recorded and reported on an incident log that will be always kept at the store.

Part 5.1. How will your premises design protect the amenity, quiet or good order of the locality?

Midnight Cowboy is a retail store, not a venue. There is no on-premises consumption of alcohol, no entertainment, and no amplified music. The nature of the business means that the risk of noise, public disturbance, or anti-social behaviour arising from the store's operation is inherently low. The following design and operational features further support the amenity and good order of the locality:

Premises Design

- The store is located within an enclosed shopping centre, meaning all activity takes place within a managed, supervised retail environment.
- There will be glazed windows and passive surveillance of the store from the mall, deterring anti-social behaviour and theft.
- The point-of-sale counter will be positioned in the middle of the store to give staff clear sightlines across the entire retail floor.
- CTV cameras will be installed covering the full retail floor and entrance, with footage retained for a minimum of 30 days.
- Surface mounted LED lighting with integrated emergency lighting ensures the store and its immediate surrounds are always well-lit.

Trading Hours

- Trading hours are consistent with standard suburban retail hours and the broader shopping centre. Trading hours sought are within the existing trading hours of the Farmer Jack's Shopping Centre.
- The latest closing time is 9:00pm (Thursday to Saturday), which does not contribute to late-night activity in the area.
- No extended hours are sought.

Car Parking Transport

- The store is located within Woodlands Shopping Centre, which has established car parking infrastructure.
- Customers will predominantly visit as part of an existing centre trip, meaning no material increase in traffic or parking demand is expected.
- There is already a generous amount of parking bays to the West, East and North of the Shopping Centre, and the bays are rarely full - even on peak times on Saturday and Sunday mornings.
- The centre is accessible by public transport, reducing reliance on private vehicle use.



Noise

- There is no amplified music, live entertainment, or on-premises consumption.
- Any background music within the store will be kept at a low level consistent with a retail environment.
- Inbound deliveries will be scheduled between 9:00am and 5:00pm Monday to Saturday, minimising noise impacts on the surrounding area.

Part 6.1 What actions will you take to minimise the impact on people who live or work nearby?

Midnight Cowboy Liquor Store recognises that Woodlands is a very special suburb of Perth, and that the Woodlands Shopping Centre, (Situated around the picturesque Jackadder Lake) is an exceptionally beautiful space that the local community love visiting to shop.

Midnight Cowboy is excited to positively contribute to that space and amenity, by providing a boutique liquor store that will champion boutique West Australian Producers. Midnight Cowboy Liquor Store is committed to being a responsible, considerate member of the Woodlands community.



The following actions will be taken to minimise any impact on people who live or work nearby:

Premises & Surrounds

- The store and its immediate surrounds will be always kept clean and tidy.
- Waste and recycling will be managed in accordance with shopping centre protocols, with no waste stored in public areas. There is a space immediately behind the store to manage cardboard/waste before it is collected.
- Cardboard and packaging from deliveries will be broken down and disposed of promptly. There is a space immediately behind the store to manage cardboard/waste before it is collected.
- The store's shopfront and external presentation will be maintained to a high standard, consistent with the quality positioning of the brand.

Patron Behaviour

- As a packaged liquor retail store, there is no on-premises consumption, no congregation of patrons, and no late-night activity.
- Customers are expected to purchase product and depart; the store does not facilitate extended stays or social gatherings on the premises. There will occasionally be in store wine tastings with West Australian Wine Makers. These will last from 5pm – 7.30pm on a Friday afternoon.
- Should any anti-social behaviour occur in or near the store, staff will contact centre management and/or WA Police as appropriate.

Neighbouring Tenants

- Midnight Cowboy Liquor Store is specifically designed to complement the existing tenant mix at Woodlands Shopping Centre, particularly Farmer Jack's – which is a proudly West Australian owned and operated Supermarket.
- Inbound delivery hours (9:00am–5:00pm) to the store are arranged to minimise disruption to neighbouring businesses.
- The owner of the Midnight Cowboy Liquor Store will maintain an open and cooperative relationship with centre management and neighbouring tenants.

Complaints

- All complaints from neighbours, customers, or the public will be taken seriously and responded to promptly.
- Written complaints will be acknowledged within 2 business days and resolved within 10 business days.
- A Complaints Register will be maintained on premises of the Midnight Cowboy Liquor Store.
- Where a complaint relates to a potential breach of licence conditions, the matter will be escalated immediately and reported to the West Australian Department of Liquor and Gaming if required.

Part 7.1 Are there any tourism, cultural and community benefits that would result from the grant of your application?

There is currently no liquor stores in the suburb of Woodlands.

A boutique liquor store, in Woodlands Shopping Centre precinct, run by an experienced operator who was raised in the Margaret River region and is a huge advocate for West Australian wine, will deliver a range of positive outcomes and convenience for the local community, the WA liquor industry, and the broader cultural and economic landscape.

Supporting WA Producers

Midnight Cowboy is built on a foundation of direct relationships with small Western Australian producers, including House of Cards (Margaret River), LS Merchants (Margaret River), Mr Barval (Margaret River), Windows Estate, Dormilona Rocky Ridge and others.



Wine maker Chris Davies and daughter. Windows Estate. Margaret River

- The store will provide a retail channel for boutique WA producers who have limited or no access to mainstream retail distribution.
- By championing WA wine, beer, and spirits, the store actively supports the WA liquor industry and regional producer communities in Margaret River, The Great Southern, Swan Valley, and Frankland River.
- This directly supports the proper development of the liquor industry in the State, as contemplated by section 5(1)(c) of the Liquor Control Act 1988 (WA).

Local Employment

- The store will create 2–3 part-time employment positions in addition to the owner-operator role.
- Employment will be local, contributing to the economic activity of the Woodlands and surrounding Community.

Community and Cultural Contribution

- Midnight Cowboy Liquor Store will offer a curated, story-led retail experience that educates customers about Western Australia's wine and spirits regions, producer stories, and the quality of locally made wine, beer and spirits.
- This kind of independent, provenance-focused retail contributes to the cultural richness of the local Woodlands community and supports a broader appreciation of WA's food and beverage identity.
- The store provides the Woodlands community with access to a quality independent liquor offer that is not currently available in the local area.
- Midnight Cowboy Liquor Store will offer a range of wines, beer and spirits that is different from a chain liquor store – focusing on smaller, more boutique and independent producers.

Complementary to Existing Economy and Convenience

- By operating within Woodlands Shopping Centre alongside Farmer Jacks', the store contributes to the overall viability and attractiveness of the centre as a neighbourhood retail destination. It offers convenience to all Farmer Jacks' shoppers, that they are now able to purchase a bottle of wine or some beer at Woodlands Shopping Centre. (Something that is currently not available)
- A quality independent liquor store enhances the centre's offer and may encourage shoppers to visit the centre more regularly, benefiting all other tenants

Part 7.2. If you have any other information to provide in support of your application, include it here.

Midnight Cowboy is an owner-operated business. The applicant, Sullivan McLeod, will be present on site during most trading hours and takes personal responsibility for the responsible operation of the store and full compliance with all licence conditions.

The store is located within a well-managed, established suburban shopping centre with existing centre management, security, and infrastructure. This environment significantly reduces the risk of alcohol-related harm or anti-social behaviour associated with the premises.

The store's product range, pricing, and target clientele are all calibrated to a responsible, quality-focused consumption model. The store is not seeking to maximise volume sales of low-cost, high-risk products. There will be no cask wine or high alcohol pre-mix spirits sold at this store.

Summary

This public interest assessment concludes that there is a need for this liquor store in Woodlands because:

There is currently no liquor store that exists in the suburb of Woodlands.

The closest two liquor stores in Innaloo (Dan Murphy's and Liquorland) are approximately 2 kms away and are chain liquor stores and not independent.

This is a premium, independent liquor store, that focuses on West Australian producers. There will be no cask wine or high alcohol pre-mix spirits sold at this store. Low alcohol or non alcoholic wine, beers and spirits promoted prominently in the store.

Single-vineyard, organic, sustainable, biodynamic and minimal intervention, are not just buzz words, they are systems and philosophies that ensure quality over quantity. The applicant supports winemakers, viticulturists, beer and spirit producers that adopt these practices and will always nurture and encourage creativity.

The applicant is committed to ongoing engagement with the Department of Racing, Gaming and Liquor, The City of Stirling, and the local community to ensure the store continues to operate to the highest standards.

The applicant has a plethora of experience in wine and tourism, and currently successfully runs a successful online wine store (midnightcowboycom.au) which sells West Australian Wine.

The applicant lives in a neighbouring suburb (Mount Hawthorn), and was raised in Margaret River. He already has established relationships with many West Australian Wine Makers and is a huge advocate of the Margaret River wine region - particularly the bespoke off the beaten path hidden gem wineries that might not have distribution into chain stores.

The applicant is excited to showcase the best and most boutique Western Australia wine and beer producers in a retail space. This is an owned and operated store - the owner will be working in the store for approximately 35 hours per week.

The suburb of Woodlands is a highly educated, affluent population of people mostly employed in managerial and professional roles, who are seeking a liquor store that has a more premium and boutique offering. Midnight Cowboy Liquor store is the perfect fit for this demographic.

There is no current liquor store at Woodlands Shopping Centre, so giving people the opportunity to buy a bottle of wine or beer on their weekly shop adds convenience to their shopping experience.

Midnight Cowboy Liquor store is independent and West Australian owned and operated and is a perfect fit for Farmer Jacks' - an independent West Australian owned and operated grocery store.

The applicant will fully understand and comply with all laws and regulations by the Department of Liquor and Gaming and local council.

The applicant is committed to creating a premium, bespoke and boutique liquor store that will contribute to, and enhance the already fantastic shopping experience at the Woodlands Shopping Centre.

Advertising

Advertising will be completed when the Department of Local Government, Industry Regulation and Safety determines dates for the specified period.

A Notice of Application will be distributed to residents, and businesses within a 200m radius.

A Notice of Application will be mailed to schools, hospitals, hospices, aged care facilities, drug and alcohol treatment centres, short-term accommodation or refuges for young people, childcare centres, churches, local government authorities, the local police station, which may be situated in the specified locality of the proposed premises.

The Public Interest Assessment Submission will be available for public inspection.
