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Planning and Development Act 2005
Shire of Wagin
Notice of public advertisement of planning proposal

The Shire of Wagin has received an application to use land for the following purpose and public comments are invited.

Lot No: 7 & 8 **Street:** 17-19 Tavistock Street **Suburb:** Wagin

Proposal: Change of use of a 112m² portion of the existing shop (FoodWorks supermarket) to liquor store – small.

Details of the proposal are available to the public at the Shire of Wagin, 2 Arthur Road, Wagin 8:30am – 4:30pm Monday - Friday and online at www.wagin.wa.gov.au.

Submissions may be made on the proposal in the period ending on Friday 18 September 2026. Comments on the proposal may be submitted to the local government in writing on or before that day.

This development application is limited to compliance with the Shire's Local Planning Scheme No. 2 and relevant planning matters. In the event of development approval, a separate liquor licence application is required and may include additional public consultation.

Please note that any written submissions received may be published as part of the Shire's consideration of this application.

Signed:  Dated: 21 August 2026
for and on behalf of the Shire of Wagin



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Cellarbrations at Wagin

17-19 Tavistock Street, Wagin WA 6315

Development Application:
Change of Use

Submissions for the Shire of Wagin

August 2026

- 1.1. The Wagin District Farmers Co-Op Co. Ltd is applying to the Director of Liquor Licensing for the conditional grant of a liquor store licence for premises located at 17-19 Tavistock Street, Wagin WA 6315.
- 1.2. This document details submissions provided on behalf of the applicant for consideration by the Shire of Wagin, for the purposes of approving the land use 'liquor store - small' at 17-19 Tavistock Street, Wagin WA 6315.
- 1.3. 'Liquor Store - Small' is defined as a 'premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of not more than 300m'.
- 1.4. The land is currently used as a grocery store trading as Wagin Co-Operative Foodworks. The proposed liquor store will be ancillary to this existing approved use.
- 1.5. As liquor store uses are not listed in the Zoning Table, the provisions of clause 3.3(4) of the Scheme will apply. Discretionary development approval is required, with the application to be subject to public advertising prior to a decision in accordance with clause 64 of the deemed provisions (clause 3.3(4)(b)).
- 1.6. There will be no liquor consumption on premises, save for product tastings, therefore in the applicant's opinion the proposed liquor store is very unlikely to cause any undue offence, annoyance or disturbance to anyone in the local community.
- 1.7. The liquor store will trade during the opening hours of the Foodworks, to provide customers with a complimentary service, i.e. packaged liquor requirements to complement the food purchased in store.
- 1.8. The Applicant is applying for this licence in order to offer one-stop shopping for shoppers at the FoodWorks.
- 1.9. These proposed trading hours are:
 - 1.9.1. Monday - Friday 8am to 6pm
 - 1.9.2. Saturday 8am to 5pm
 - 1.9.3. The liquor store will only trade on a Sunday when included in the Gazetted additional trading hours released by the licensing authority yearly (most of which are before public holidays).
- 1.10. There is limited potential for any detrimental impacts through the proposed additional supply of liquor into the community as there is already a trading liquor store. There is, on the other hand every prospect that the overall

amenity of the locality will be enhanced through the granting of this application and the subsequent provision, for the first time, of a dedicated packaged liquor outlet in this locality connected to a grocery store allowing for one-stop shopping.

- 1.11. The proposed liquor store will be a branded Cellarbrations store operated by the Wagin District Farmers Co-Op, who have operated the Wagin FoodWorks (supermarket) since 1917.
- 1.12. Cellarbrations at Wagin will be managed by Stephen Jefferies, who holds an approved manager's card and has experience managing the following licensed premises previously:
 - 1.12.1. Woodardly Hotel,
 - 1.12.2. The Good Grocer Cellars Karratha,
 - 1.12.3. Tammin Roadhouse, and
 - 1.12.4. Silo's Restaurant.
- 1.13. The proposed floor plan for the liquor store has no external entry / exit. The access is only via the shopping mall.
- 1.14. Lastly, the applicant would like to submit the following;
 - 1.14.1. The premises has a CCTV system installed within their store,
 - 1.14.2. All staff will be trained through a thorough introduction program to assist with the store's operational procedure. Further, all staff members will hold Responsible Service of Alcohol (RSA) certification.
 - 1.14.3. The applicant will keep a detailed harm minimisation plan that will be implemented as needed.
 - 1.14.4. The licensee will also maintain an incident register to record, in detail, any incidents that may occur, as is required by the Director of Liquor Licensing.
 - 1.14.5. An appropriately qualified Approved Manager will be on premises during all operational hours.
 - 1.14.6. The entrance to the FoodWorks store and the car park both have lighting for the convenience and safety of customers.

Drafted for The Wagin District Farmers Co-Op Co. Ltd

by Canford Hospitality Consultants Pty Ltd

Friday, August 14, 2026



