

## LIQUOR ACT

### NOTICE OF APPLICATION FOR A SUBSTITUTION OF A LIQUOR LICENCE

JAGA CORP NO 2 PTY LTD, hereby gives notice it has applied to the Director of Liquor Licensing for a substitution of licensed premises liquor licence FLL1019 currently located at Gateway Shopping Centre, Shop B1, 1 Roystonea Avenue YARRAWONGA NT 0830 to Tenancy 12, 43 Fairweather Crescent, COOLALINGA NT 0839.

#### SUBSTITUTION DETAILS:

The business will operate as a retail liquor outlet, providing a wide range of packaged liquor products for sale to customers for consumption away from the premises with the addition of a drive-through facility. The business will be managed by an independent, experienced operator and will operate in accordance with all requirements of the Liquor Act 2019 (NT), the Liquor Regulations 2019, and any special conditions imposed on the licence.

No alteration to trading hours pursuant to the existing liquor licence FLL1019 being:

- (i) Monday to Friday inclusive between the hours of 10:00 to 22:00;
- (ii) Saturday and Public Holidays between the hours of 09:00 to 22:00; and
- ( ) No trading on Good Friday, Christmas Day or Sunday

#### Objections to the liquor licence application

An objection may only be made on the following grounds:

- (a) that issuing the licence or authority, varying the conditions, substituting other premises or making the material alteration would adversely affect:
- (b) the amenity of the neighbourhood of the licensed premises or proposed licensed premises; or
  - i. the health, education, public safety or social conditions in the community of the licensed premises or proposed licensed premises;
  - ii. that the applicant is not a fit and proper person.
- (c) Only the following may make an objection:
- (d) a person residing or working in the neighbourhood of the licensed premises or proposed licensed premises;
- (e) the owner or occupier of land in the neighbourhood of the licensed premises or proposed licensed premises;
- (f) a local council of the local government area where the licensed premises or proposed licensed premises are located;
- (g) a Member of the Legislative Assembly;
- (h) a police officer or employee of the Police Force, acting in that capacity;

- (i) a member or employee of the Northern Territory Fire and Rescue Service, established under the Fire and Emergency Act 1996, acting in that capacity;
- (j) an Agency or public authority that performs functions relating to public amenities, including health, education and public safety;
- (k) a charity or a community-based organisation or body.

The objection must be lodged with the Director within 14 days of the publication of the notice and:

- (a) be in writing or in a form approved by the Director that is suitable for someone unable to effectively communicate in writing; and
- (b) be signed by or on behalf of the person or body making the objection; and
- (c) set out the grounds of the objection and the facts relied on to support those grounds.

#### Applicant's right to respond to objection

The Director must provide the applicant with any objections lodged and notice of their right to respond to the objection.

The Liquor Act 2019 requires a notice to be published of the application along with a detailed description of the business proposed to be conducted, how to obtain a copy of the Community Impact Assessment and how to lodge an objection to the liquor licence. Further information can be obtained via telephone to Licensing NT (08) 8999 1800 or via email **DirectorLiquorLicensing@nt.gov.au**.

Dated 6 June 2026

# Application to vary a liquor licence

## Approved form under section 110 of the *Liquor Act 2019*

- Type your answers or use clear, printed writing.
- Attach extra documents if your answer/s don't fit into the space provided.
- If you need help with your application, call Licensing NT on 08 8999 1800 or email [LiquorLicensing.DITT@nt.gov.au](mailto:LiquorLicensing.DITT@nt.gov.au).

### Before you apply


You must attach supporting documents - see section 3 of this application.

<b>All sections and the privacy declaration must be completed before the application will be progressed.</b>			
<b>Section 1 – Licence details</b>			
<b>Licence number</b>	FLL1019		
<b>Full name of current licensee</b>	Jaga Corp No 2 Pty Ltd		
<b>Trading name of premises</b>	Gateway Select Wine, Beer & Spirits		
<b>Address/location of premises</b>	Gateway Shopping Centre Shop B1 1 Roystonea Avenue Yarrowonga NT 0830		
<b>Section 2 – Contact details</b>			
<b>Phone</b>	██████████	<b>Fax</b>	
<b>Email</b>	██████████		
<b>Postal address</b>	██████████		
<b>Section 3 – Variation details</b>			
<b>Explain what you would like to vary (e.g. change of hours, new condition/s), and include details of the change/s you would like. Attach extra pages if you need to.</b>			
A substitution of the premises from Gateway Shopping Centre, Shop B1, 1 Roystonea Avenue, Yarrowonga NT 0830 to Tenancy 12, Fairweather Crescent, Coolalinga NT 0839. The nature of the business as a take-away bottle shop remains the same under the existing liquor licence and facilitates the sale of liquor for consumption away from the premises, in accordance with the relevant licence conditions and the <i>Liquor Act 2019</i> (NT) however, with the addition of a drive-through facility.			
<b>Will the variation apply to all of the licensed areas?</b>	No		

<b>Will the variation apply off the licensed premises (eg. substitution of premises)?</b>		Yes
If yes, provide details and attach floor plans and/or diagrams of the area, council approval, etc.	Enclosed is the floor plan of the premises that are proposed to be substituted as the new licensed area. It is proposed that the new premises will continue to operate under the existing conditions and authorities.	
<b>Will the variation apply to part of the licensed area?</b>		No
If yes, provide details	N/A	
<b>Will the variation only be temporary? Attach extra page/s if you need to</b>		No
If yes, enter the dates/times that you want the variation to apply for.	N/A	
<b>Section 4 – Supporting documents</b>		
If you don't supply the supporting documentation, Licensing NT will not accept your application		
<b>An affidavit made in line with section 54 of the <i>Liquor Act 2019</i><sup>1</sup> ("the Act")*</b>		Yes
<b>A draft of the public notice of application required under section 57 of the Act</b>		Yes
<b>Enough evidence to show that this change is in the public interest and will not have a significant adverse impact on the community*, pursuant to sections 49 and 51 of the Act</b>		Yes
<b>A summary of the evidence required to satisfy the onus specified in section 51 of the Act, which you consent to being published/made publicly available</b>		Yes
<b>Proof of title, or fully executed lease/contract or other evidence of your right to occupy the premises</b>		Yes
<b>If you are applying to substitute other premises for the licensed premises, a copy of your application for a new liquor licence and the supporting information</b>		Yes
<b>A clear, colour copy of your photo identification (driver's licence, passport, NT working with children card, Australia Post keypass card or evidence of age card)</b>		Yes
<b>A receipt for the application fee<sup>2</sup></b>		Yes
<b>Privacy declaration</b>		
I have read the privacy statement at the end of this form and declare that I have made reasonable efforts to make all third parties aware of the information in the privacy statement.		

<sup>1</sup> <https://legislation.nt.gov.au/en/Legislation/LIQUOR-ACT-2019>

<sup>2</sup> <https://nt.gov.au/industry/hospitality/liquor-licences-and-wholesaler-registration/liquor-licence-fees>

<b>Signature of applicant</b>	 <a href="#">Adrienne Marie Koch (May 18, 2026 12:08:27 GMT+10)</a>	<b>Date</b>	18-May-2026
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## Privacy statement

### For the applicant

You have been asked to provide personal information as part of this application. You do not have to provide us with your personal information but if you choose not to, we might not be able to accept or process your application, or your application may be refused. As part of this application, you are also providing personal information about other persons ('third parties'). Please ensure that you let all third parties know that you are providing their information as part of your application, and ensure they are aware of the information set out below.

### For the applicant and third parties

We collect and use your personal information to process and manage this application (and, if approved, any subsequent licence/registration) under the *Liquor Act 2019*<sup>3</sup>. Third party information is required by law to enable consideration of the applicant's suitability to hold a licence / registration. If the applicant does not provide this information, it may affect their ability to obtain and maintain a licence / registration.

We may share your information with the Liquor Commission, NT Police, Fire and Emergency Services, local council, the Department of Health and/or other authorities or people, but only if we are required or authorised by law to do so. We will also not use your personal information unless that use is required or authorised by law.

You have a right to access the information we hold about you. To learn more about this, or if you would like to access or correct the information we hold about you or make a privacy complaint about us, go to the Department of Industry, Tourism and Trade website<sup>4</sup>. To specifically discuss how your information is used and shared by Licensing NT, you can call us on 08 8999 1800 or email us at [LiquorLicensing.DITT@nt.gov.au](mailto:LiquorLicensing.DITT@nt.gov.au).

## Pay application fee and submit application

You can pay the application fee<sup>5</sup> at your nearest Territory Business Centre<sup>6</sup> (TBC) using credit or debit card, cash or cheque. You can submit your application by mail, email or in person.

For more information call 1800 193 111 or email [territorybusinesscentre@nt.gov.au](mailto:territorybusinesscentre@nt.gov.au).

### By mail or email

Licensing NT, Department of Industry, Tourism and Trade  
GPO Box 1154, Darwin NT 0801  
[LiquorLicensing.DITT@nt.gov.au](mailto:LiquorLicensing.DITT@nt.gov.au)

### In person at your nearest TBC

Building 3, Darwin Corporate Park  
631 Stuart Highway  
Berrimah NT 0828

Shop 2, Barkly House  
Corner Davidson and Paterson Streets  
Tennant Creek NT 0860

Big Rivers Government Centre  
5 First Street  
Katherine NT 0850

Ground floor, The Green Well Building  
50 Bath Street  
Alice Springs NT 0870

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<sup>3</sup> <https://legislation.nt.gov.au/en/Legislation/LIQUOR-ACT-2019>

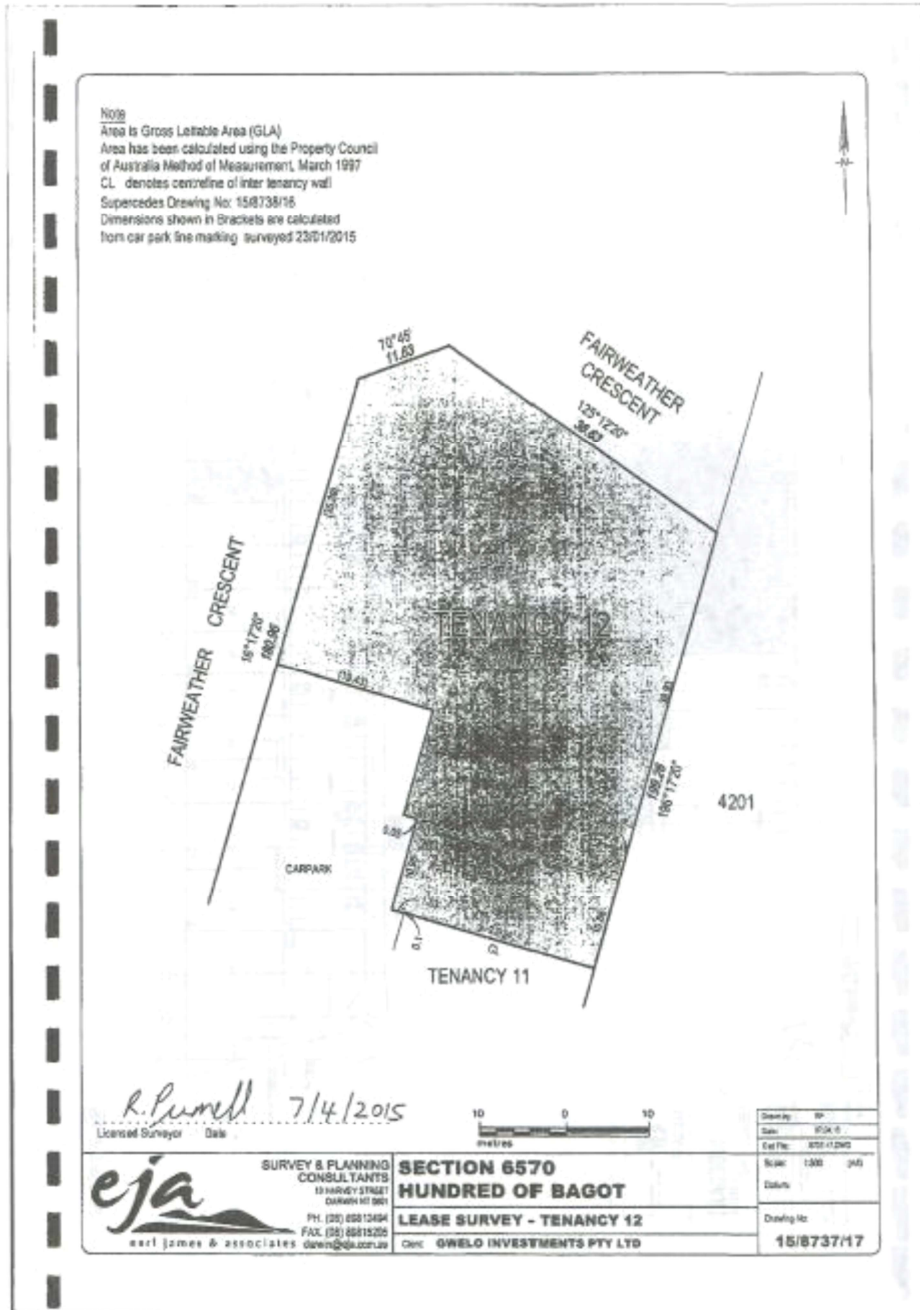
<sup>4</sup> <https://industry.nt.gov.au/publications/corporate/privacy-policy>

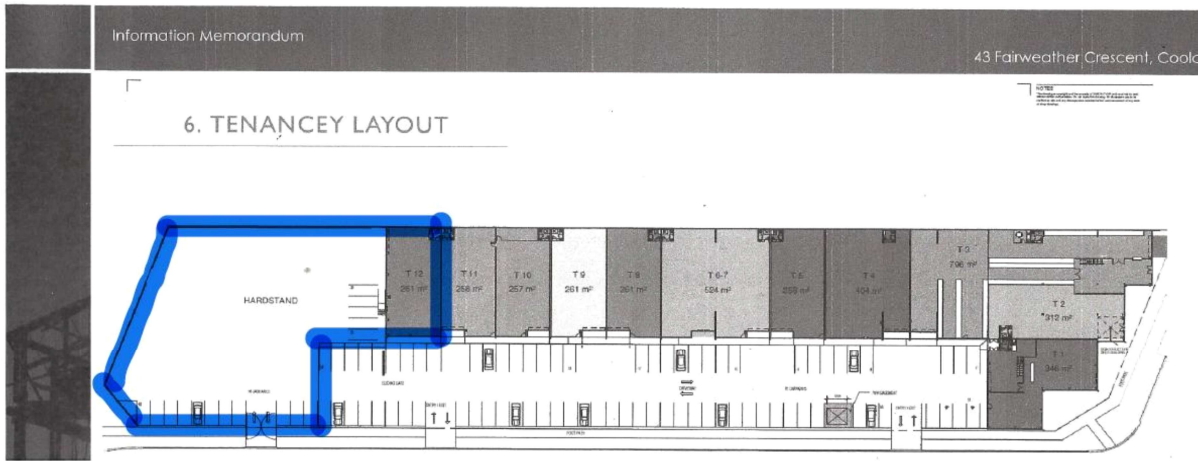
<sup>5</sup> <https://nt.gov.au/industry/hospitality/liquor-licences-and-wholesaler-registration/liquor-licence-fees>

<sup>6</sup> <https://nt.gov.au/industry/business-support/contact-territory-business-centre>

# Floor Plan

Below is the tenancy floor plan for Tenancy 12, 43 Fairweather Crescent, Coolalinga annexed to this application, on which the Licensed Area is identified as "T 12" together with the adjoining hardstand area shown for the drive-through traffic flow and use.





OUR REF: DDS:250289  
YOUR REF:

PH: +61 8 8924 4944  
FX: +61 8 8924 4933

20 May 2026

Director of Liquor Licensing  
Licensing NT

*Provided in support of the application*

Dear Director

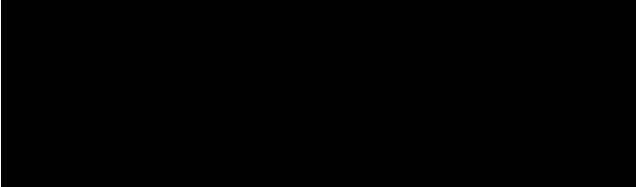
**Application for substitution of premises under Liquor Act 2019 (NT) – Liquor Licence FLL1019 — Jaga Corp No 2 Pty Ltd**

1. We act on behalf of Jaga Corp No 2 Pty Ltd (**Jaga**), licensee of liquor licence FLL1019 which remains the entity responsible for the licence, compliance with the *Liquor Act 2019 (NT)* (**the Act**), the conditions of the licence and any requirements or directions of the Liquor Commission.
2. This letter accompanies an application by Jaga for substitution of premises under the Act, seeking approval for other premises to be substituted for the current licensed premises identified above. The application is for the licence to apply to the proposed substituted premises in place of the current licensed premises, in accordance with the statutory process for substitution of premises
3. For the purposes of the present application, Ms Adrienne Koch is the current nominee. Jaga wishes to clarify, however, that Ms Koch is not intended to be the person who will ultimately conduct the day-to-day operation of the takeaway liquor business from the proposed premises.
4. Discussions are presently underway with a view to identifying an experienced operator, including, if secured, an experienced national liquor retailer, together with an approved nominee, to conduct the takeaway liquor business from the proposed premises. No operating arrangement has yet been finalised. Once a suitable operator has been identified, Jaga intends to document the operating arrangement under a formal agreement that:
  - clearly records the role and responsibilities of the operator;
  - preserves Jaga's position as licence holder and the party responsible for compliance and oversight;
  - requires compliance with the Act, the conditions of the licence and any directions of the Liquor Commission; and
  - makes the operator's involvement subject to all approvals required under the applicable regulatory framework.
5. Jaga emphasises that the proposed structure is not intended to effect any transfer of the licence, nor to diminish Jaga's responsibilities as licence holder. Rather, the intention is that any operation from the proposed premises occur within a transparent and documented framework under which Jaga remains the licence holder, retains appropriate oversight and control, and ensures that the business is conducted only by a suitable operator with an approved nominee and in accordance with all applicable legal and regulatory requirements.

6. This explanation is provided so that the application may be considered with a clear understanding of the proposed structure and the basis upon which the business is intended to operate if the relevant approvals are granted.

7. Should any further queries arise, please do not hesitate to contact the writer.

Yours faithfully



**DAVID DE SILVA AM**  
PRINCIPAL  
**DE SILVA HEBRON**



# Draft public notice of application

## Under section 57 of the *Liquor Act 2019*

This form has been approved by the Director of Liquor Licensing under section 317 of the *Liquor Act 2019*<sup>1</sup>.

### Before you fill in the form

- Type your answers or use clear, printed writing.
- Attach extra pages if your answer/s don't fit into the space provided.
- Only complete the section/s relevant to the type of licence/authority/event you are applying for.
- If you need help with your application, call Licensing NT on 08 8999 1800 or email [LiquorLicensing.DITT@nt.gov.au](mailto:LiquorLicensing.DITT@nt.gov.au).

Fields marked with asterisk (\*) are mandatory.

#### Advertising requirements for a new liquor licence / authority / event

<b>Name licence to be issued in</b>	Jaga Corp No 2 Pty Ltd
<b>Address of premises</b>	Tenancy 12, 43 Fairweather Crescent, Coolalinga NT 0839
<b>List of authorities being applied for</b>	No additional authorities to the existing licence (FLL1019) are being applied for. This draft public notice of application relates to a substitution of premises from the current licenced premises being Gateway Shopping Centre, Shop B1, 1 Roystonea Avenue, Yarrowonga NT 0830 to Tenancy 12, 43 Fairweather Crescent Coolalinga NT 0839.
<b>Detailed description of the business you are proposing to conduct</b>	The business will operate as a retail liquor outlet, providing a wide range of packaged liquor products for sale to customers for consumption away from the premises with the addition of a drive-through facility. The business will be managed by an independent, experienced operator and will operate in accordance with all requirements of the Liquor Act 2019 (NT), the Liquor Regulations 2019, and any special conditions imposed on the licence.
<b>Proposed days and hours of trading for the licence / authority or event (including whether you intend to trade on public holidays)</b>	No alteration to trading hours pursuant to the existing liquor licence FLL1019 being:  Liquor shall be sold only for consumption away from the premises during the following hours: (i) Monday to Friday inclusive between the hours of 10:00 to 22:00; (ii) Saturday and Public Holidays between the hours of 09:00 to 22:00; and (iii) No trading on Good Friday, Christmas Day or Sunday.

<sup>1</sup> <https://legislation.nt.gov.au/en/Legislation/LIQUOR-ACT-2019>

**Advertising requirements for an application to vary the conditions of a licence or authority, or for approval of a material alteration**

<b>Licensee name</b>	Jaga Corp No 2 Pty Ltd
<b>Address of premises</b>	Tenancy 12, 43 Fairweather Crescent, Coolalinga NT 0839
<b>Detailed description of the proposed variation / material alteration affecting the licensed area/trade</b>	<p>The application seeks approval for a substitution of premises to the existing licence (FLL1019):</p> <ul style="list-style-type: none"> <li>Pursuant to section 95 of the <i>Liquor Act 2019</i> (NT), a substitution of the licensed premises from the current location at Gateway Shopping Centre Shop B1/1 Roystonea Avenue, Yarrowonga NT 0830, is sought to the new premises at 12/43 Fairweather Crescent, Coolalinga NT 0839.</li> </ul> <p>The retail shop will be confined to the new premises including a drive-through facility and will operate under the same trading hours and conditions as the remainder of the licensed area, except as otherwise varied by this application. All other aspects of the business will remain unchanged, and the operation will continue to comply with the Act, Regulations, and any licence conditions.</p>

**Application to substitute other premises for the liquor licensed premises**

# Public interest and community impact assessment summary

## Approved form under sections 49 to 52 of the *Liquor Act 2019*

### Before you fill in the form

This form has been approved by the Director of Liquor Licensing under section 317 of the Act.

Type your answers or use clear, printed writing. We may make this information available to the public, so you should not include people's sensitive or personal information in the form.

Attach extra pages if your answer/s don't fit into the space provided.

If you need help with this form, call Licensing NT on 08 8999 1800 or email

[LiquorLicensing.DITT@nt.gov.au](mailto:LiquorLicensing.DITT@nt.gov.au).

Fields marked with asterisk (\*) are mandatory.

#### Information about your application

<b>Applicant name*</b>	Jaga Corp No. 2 Pty Ltd
<b>Brief description of the application, including the proposed nature of the business and authorities sought*</b>	<p>This is an application for substitution of licensed premises under section 75 of the <i>Liquor Act 2019</i> (NT). Jaga Corp No. 2 Pty Ltd holds an existing liquor licence with a takeaway authority being FLL1019 which is currently attached to premises at Gateway Shopping Centre in Yarrowonga. The applicant seeks to substitute the licensed premises to Tenancy 12, 43 Fairweather Crescent, Coolalinga.</p> <p>The substitution of premises is sought to establish a bottle shop selling packaged liquor for takeaway consumption, consistent with existing licence conditions, with a modern walk-in and dedicated drive-through. The drive-through will have dedicated lanes and separate entry and exit points to avoid conflict with general carpark traffic.</p> <p>The proposed premises are owned by Cenfurn Investments Pty Ltd, a related entity controlled by the same sole director as the applicant. Cenfurn Investments Pty Ltd will hold the property interest only, and Jaga Corp No. 2 Pty Ltd will remain the licensed entity responsible for the sale and supply of liquor at the substituted premises. No confirmed operator has yet been determined as at the time of this application.</p>
<b>Address of premises*</b>	Tenancy 12, 43 Fairweather Crescent, Coolalinga

#### Information about how your liquor application might affect the community, and who you have consulted about your application

<p><b>Tell us about the impact you think your proposed liquor licence or licence-related authorisation will have on the local community*</b></p>	<p>The proposed premises are located within the Coolalinga commercial precinct, an established retail and service hub on the Stuart Highway rather than within a residential neighbourhood. The precinct already contains supermarkets, hospitality venues, takeaway liquor outlets and a range of other commercial tenants, and the proposed premises would operate within that existing commercial setting.</p> <p>The substitution relocates an existing takeaway licence to a low-density commercial precinct within the Litchfield area and does not introduce on-premises consumption at the site. The Community Impact Assessment (CIA) assesses the surrounding catchment as average to moderately advantaged overall on SEIFA measures and concludes that the relocation shifts the licence farther from Palmerston and into a somewhat more socio-economically advantaged catchment.</p> <p>The CIA also identifies that Coolalinga functions as a regional service and shopping centre for local residents, surrounding rural and peri-urban communities, and passing motorists travelling south or toward tourist destinations. In that context, the proposal is expected to improve convenience and consumer choice by providing a drive-through takeaway option within a precinct that already accommodates retail liquor activity.</p> <p>Residential density around the proposed premises is low on the material relied on in the CIA, with approximately 63 mapped residential buildings within 1 kilometre and 67 within 3 kilometres of the site. Existing licensed venues are present in the broader Coolalinga commercial area, but the CIA concludes that the precinct would remain a mixed commercial hub rather than an area saturated by liquor outlets.</p> <p>The CIA acknowledges potential risks including antisocial behaviour, traffic impacts, litter, amenity issues and concerns about additional takeaway liquor availability, particularly in relation to vulnerable groups such as the 15 Mile Community. However, it concludes that those risks are capable of mitigation through site design, operating practices and, where appropriate, licence conditions.</p> <p>Those proposed measures include CCTV, lighting, incident recording, refusal-of-service protocols, litter patrols, dedicated drive-through circulation, short-term walk-in parking and traffic-management arrangements. On the basis of the CIA, the substitution is not assessed as likely to have a significant adverse impact on the community under section 49(3) of the <i>Liquor Act 2019</i>.</p>
<p><b>Have you consulted people who live or work in the neighbourhood?*</b></p>	<p>Yes</p>

Public interest and community impact assessment summary

<p>If yes, explain who you consulted (eg. local residents and businesses, clinics, etc.), how (eg. in person, by phone or email) and what their feedback was</p>	<p>Consultation was undertaken with local residents, nearby business tenants, customers in the wider Coolalinga area, local government, a local Member of the Legislative Assembly, an early childhood service within the wider precinct, and representatives of the 15 Mile Community.</p> <p>A community engagement agency conducted consultation activities in November and December 2025, including presentations to Litchfield Council and the local MLA, a stall at Freds Pass Markets, a pop-up information stall at Coolalinga Central, a letterbox drop to nearby residents, targeted consultation with the 15 Mile Community, and consultation with Maniltoa Children's Centre. In addition, De Silva Hebron surveyed business tenants operating from 43 Fairweather Crescent.</p> <p>Feedback was mixed but generally favourable. At Freds Pass Markets, 14 of 18 attendees expressed support or neutrality, and at the Coolalinga Central stall 8 of 10 attendees were supportive. The business tenant survey produced seven completed responses, of which four supported the application, two opposed it, and one raised no effective objection.</p> <p>Supportive feedback focused on convenience, the absence of an existing drive-through option in the precinct, improved passing trade and confidence that the premises would be professionally managed. Concerns focused on antisocial behaviour, loitering, litter, traffic, shared parking pressures, road safety and the perception that there are already enough takeaway liquor outlets in the wider Coolalinga area.</p>
<p><b>Have you consulted the local council?*</b></p>	<p>Yes</p>
<p>If yes, explain who you consulted, how and what their feedback was</p>	<p>The proposal was presented to Litchfield Council as part of the broader consultation program. Council feedback was generally supportive but raised matters relating to traffic generation, access arrangements and the importance of consultation with nearby residents.</p>
<p><b>Have you consulted the local police officer in charge (OIC) and/or the NT Police major events office?*</b></p>	<p>No</p>
<p>If yes, explain who you consulted, how and what their feedback was</p>	

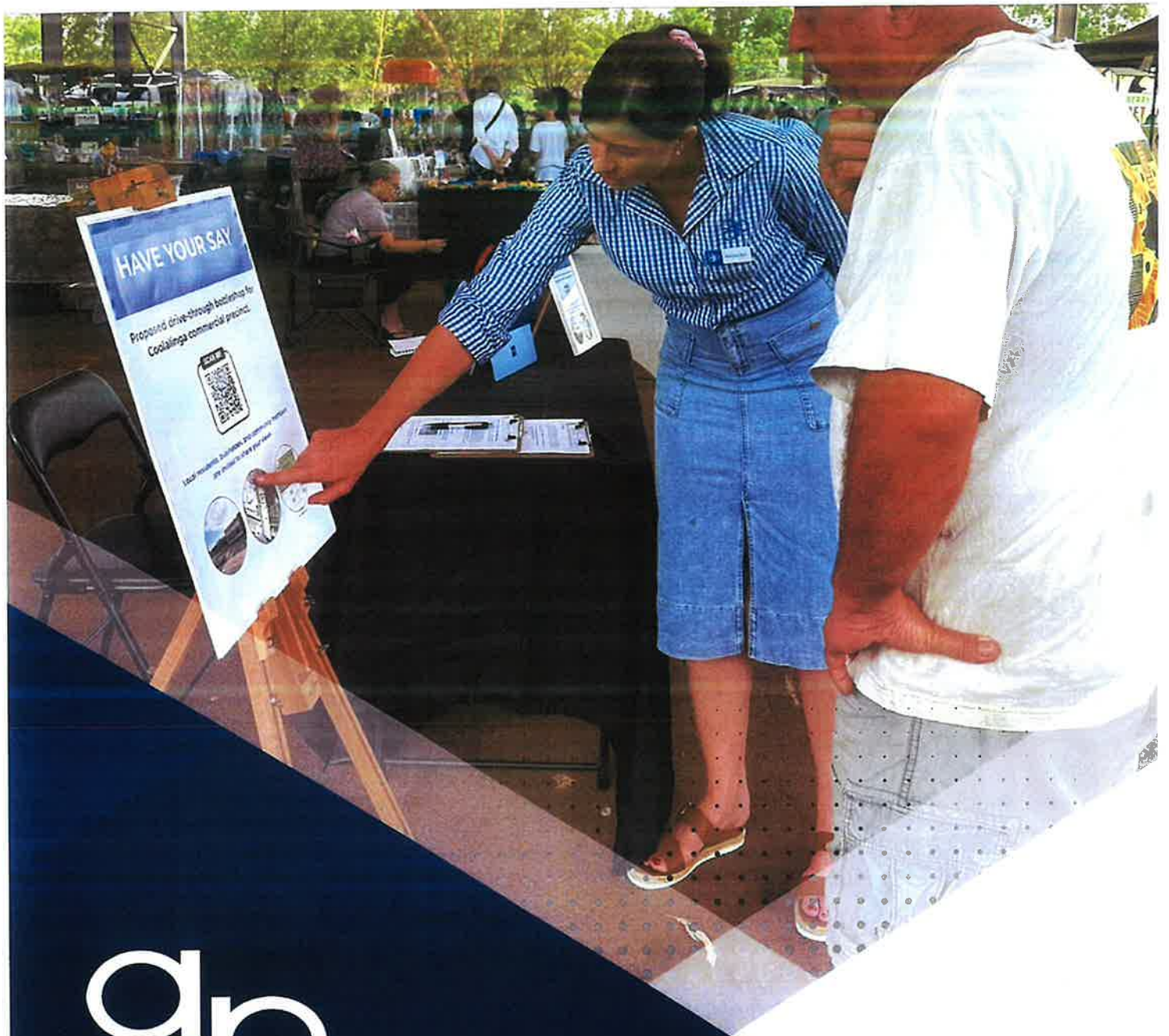
Public interest and community impact assessment summary

<b>Have you consulted people who use, or travel to or from, places of worship in the area?*</b>		No
If yes, give the name of the place/s of worship and explain how you consulted people who access it and what their feedback was	N/A - No places of worship in the immediate vicinity of the proposed premises.	
<b>Have you consulted people who use, or travel to or from, hospitals in the area?*</b>		No
If yes, give the name of the hospital and how you consulted people who access it and what their feedback was	N/A – No hospital is located in the immediate vicinity of the proposed premises and the site is situated in a commercial area separated from major health facilities.	
<b>Have you consulted people who use, or travel to or from, schools in the area?*</b>		No
If yes, give the name of the school and how you consulted people who access it and what their feedback was	N/A - There are no schools in the immediate vicinity of the proposed premises although schools are available in the broader surrounding area.	
<b>Have you consulted other stakeholders about the risk of undue offence, annoyance, disturbance or inconvenience to people who live or work in the vicinity of the proposed licensed premises or who are using or travelling to or from a place of public worship, a hospital or a school?*</b>		Yes
If yes, explain who you have consulted and how	<p>Other stakeholders consulted included the local MLA, representatives of the 15 Mile Community, Maniltoa Children’s Centre and nearby business occupiers. The local MLA was consulted by presentation and direct discussion, representatives of the 15 Mile Community were consulted by meeting, Maniltoa Children’s Centre was consulted directly, and nearby business occupiers were consulted by email survey and follow-up correspondence.</p> <p>The 15 Mile Community expressed concern about increased takeaway liquor availability and supported strict controls on takeaway sales and trading conditions. Maniltoa Children’s Centre adopted a neutral position but noted concerns about possible litter and existing peak-period traffic congestion in the area.</p>	
If no, explain why you decided not to consult with them	N/A	

<p><b>Were any issues or concerns raised during the consultation?*</b></p>	<p>Yes</p>
<p>If yes, describe what they were and whether or not they were resolved</p>	<p>The key concerns raised through consultation can be grouped into five categories: antisocial behaviour, safety and security, traffic, parking and congestion, amenity and litter, and the density and availability of takeaway liquor including concerns relating to the 15 Mile Community.</p> <p><b>Antisocial behaviour &amp; safety and security</b>                  Concerns were raised about possible loitering, rough sleeping, vandalism, littering, public nuisance and general antisocial behaviour associated with a new takeaway liquor outlet. The proposed response includes operation by an experienced retail operator, strong responsible-service practices, CCTV, monitored alarms, lighting, incident management procedures and the fact that no on-site consumption is proposed.</p> <p><b>Traffic, parking and congestion</b>                  Traffic concerns related mainly to vehicle movements on Fairweather Crescent, the nearby roundabout, internal circulation, queueing and shared parking arrangements. These matters are proposed to be addressed through dedicated entry and exit arrangements, separation of drive-through traffic from the general car park, internal line-marking, directional signage, short-term parking for walk-in customers and the traffic-management arrangements referenced in the CIA.</p> <p><b>Amenity and litter</b>                  Amenity concerns related to litter, noise, customer behaviour and the effect of an additional bottle shop on the presentation of the precinct. The proposed response includes regular litter patrols, waste management, delivery management, complaint handling and external design measures intended to preserve sightlines and passive surveillance.</p> <p><b>Liquor outlet density and vulnerable groups</b>                  Concerns were also raised about the possibility of increased takeaway liquor availability affecting vulnerable communities, including the 15 Mile Community, and about the perception that there are already enough bottle shops in the wider Coolalinga area. The CIA responds that the proposal is a substitution of an existing licence rather than a new Territory licence, that the premises would be the only drive-through bottle shop in the Coolalinga commercial precinct, and that staff training would include identifying and refusing service where there is a reasonable belief of secondary supply into dry communities or supply to persons already adversely affected by alcohol.</p> <p>Not all concerns were resolved in the sense of obtaining universal agreement. However, the CIA concludes that the remaining concerns can be appropriately mitigated through site design, operational practices and, where necessary, licence conditions.</p>
<p><b>Were all issues and concerns raised by the people and/or organisations you consulted resolved?*</b></p>	<p>No</p>

Public interest and community impact assessment summary

<p>If no, what measures will be / have been implemented or maintained to address the potential for undue offence, annoyance, disturbance, or inconvenience to people who live or work in the vicinity of the proposed licensed premises or who are using, or travelling to or from, a place of public worship, a hospital or a school?</p>	<p>A number of measures are proposed to address unresolved concerns, including dedicated drive-through access arrangements, customer parking controls, CCTV coverage, external lighting, monitored alarms, refusal-of-service protocols, incident registers, litter patrols and complaint-management processes. Staff training will include focus on identifying and refusing service where there is a reasonable belief that alcohol is being purchased for secondary supply into dry communities or for persons already adversely affected by alcohol. These measures are intended to reduce the risk of undue offence, annoyance, disturbance or inconvenience to nearby workers, residents and users of surrounding facilities, and can be supported, where appropriate, by licence conditions and ongoing review of incident data.</p>		
<p><b>Is there any other information that you think the Commission should know about your application?</b></p>	<p>Yes</p>		
<p>If yes, please share it here</p>	<p>The proposal involves substitution of an existing takeaway licence rather than the creation of a new Northern Territory licence. The proposed premises would be the only drive-through bottle shop in the Coolalinga commercial precinct, and the CIA concludes that relocation of the licence to 43 Fairweather Crescent is not likely to have a significant adverse impact on the community.</p>		
<p><b>Privacy declaration</b></p>			
<p><b>I have read the privacy statement at the end of this form and declare that I have made reasonable efforts to make all third parties aware of the information in the privacy statement.</b></p>			
<p><b>Signature of applicant</b></p>	<p><i>Adrienne Marie Koch</i>  <small>Adrienne Marie Koch (May 20, 2026 14:13:21 GMT+10)</small></p>	<p><b>Date</b></p>	<p>20-May-2021</p>



## COMMUNITY CONSULTATION:

Proposed drive-through bottleshop for the  
Coolalinga Commercial Precinct

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## Project Summary

Jaga Corp No. 2 Pty Ltd holds an existing liquor licence (FLL1019 - not presently operating), currently attached to a premise at Gateway Shopping Centre in Yarrowonga. The licence holder is seeking to substitute the licensed premises to an alternative site at Tenancy 12, 43 Fairweather Crescent, Coolalinga, within the Coolalinga commercial precinct.

Cenfurn Investments Pty Ltd is the landlord of the Coolalinga site and a related company to the current licence holder, Jaga Corp No 2 Pty Ltd. This arrangement is designed to ensure the licence remains attached to the premises and can be leased on a long-term basis to an experienced retail operator. Discussions are currently underway with the Endeavour Group, who have expressed interest in operating the site under a long-term lease. Cenfurn will remain a landlord only and will not operate the business.

The proposal includes establishing a modern walk-in and dedicated drive-through bottle shop that sells packaged alcohol for takeaway consumption, consistent with the existing licence conditions. The drive-through is proposed to be located along the right-hand side of the tenancy (facing the shopping centre), with two to three dedicated lanes and separate entry and exit points to avoid conflict with general carpark traffic. A final site plan is currently being prepared.

The Coolalinga site sits within an established commercial area and is physically separated from sensitive community facilities, including schools, childcare centres, and places of worship. The nearest medical centre is approximately 900 metres away (separated by a major road), and the closest hospital is 10 kilometres away in Palmerston. The premises are also separated from other licensed venues, including the Coolalinga Tavern, Liquorland and the BWS at the other shopping precinct, by major roads and commercial infrastructure, reducing the risk of outlet clustering. Notably, this will be the only drive-through bottle shop in the Coolalinga commercial precinct and also the only such outlet on the outboard side of the highway between Palmerston and Noonamah, a distance of just under 30 kilometres.

As part of the required Community Impact Assessment, feedback was sought from residents, nearby businesses, community groups and government representatives. AA&P 360, a Darwin based Community Engagement agency was engaged by DeSilva Hebron Lawyers on behalf of Jaga Corp No. 2 Pty Ltd to gather local insights, identify concerns or opportunities, and to ensure the views of affected and interested parties were represented in the assessment report to be provided to Licensing NT and the Liquor Commission.

## Consultation Overview

Consultation activities were conducted between 3 November 2025 and 19 February 2026 and included:

- Presentation to Litchfield Council
- Market stand at Freds Pass Markets

- Presentation to the Hon Gerard Maley MLA, as Member for Nelson
- Letterbox drop to residents in Coolalinga, adjacent to the proposed site
- Shopping centre stand at Coolalinga Central
- Online Survey
- 15 Mile Community meeting
- Maniltoa Childcare Centre, Coolalinga

Consultation with nearby businesses was undertaken directly by Jaga Corp No. 2 Pty Ltd.

AA&P's scope of consultation was only as pertaining to local residents and community feedback, as well as with the Litchfield Council and the Member for Nelson, as well as the 15 Mile Community. The NT Electorate Member for Goyder declined to be consulted about the proposed development.

## Consultation Activities and Feedback

### Presentation to Litchfield Council

AA&P presented to the Litchfield Council on Tuesday 4 November 2025 at Council Chambers. The goal was to ensure that as that Councillors and South Ward representatives were aware of the proposed project, and to seek feedback and local insight into community and stakeholder perspectives around the proposal.

In attendance was Mayor Rachael Wright and Councillors Daisy Crawford, Kris Civitarese, Pauline Cass, Kevin Harlan, Emma Sharp (online) as well as CEO Stephen Hoyne.

Overall, Council was positive and supportive about the project, however, did raise concerns around possible issues with congestion due to increased traffic, and the need for a traffic impact assessment. Additionally, there were concerns raised around access with a single point of entry / exit (one driveway, two lanes) and whether this would be suitable.

Council was also keen to ensure that the nearby residents were included in direct engagement activities. Council asked to be kept informed of feedback following the community consultation and advised that they would be keen to see proposed final plans for the site, once these are completed.

### Presentation to the Hon Gerard Maley MLA (Member for Nelson)

The Hon Gerard Maley is the local Member for Nelson, which includes parts of the Litchfield municipality, as well as a longtime rural resident and active community member. Mr. Maley is also the Deputy Chief Minister and holds the portfolios of Agriculture and Fisheries, Mining and Energy, Corrections, Renewables, and Recreational Fishing. AA&P presented to Minister Maley on Friday 14 November 2025 at the Minister's office in Parliament House.

Minister Maley was provided with information on the proposal, and the community engagement activities being delivered. Minister Maley was supportive of the proposal however, also raised concerns around possible congestion due to increased traffic on Fairweather Cresnet and advised that he would like to see more information on how this will be mitigated and managed, as part of the final application. He noted that congestion at the roundabout was already an issue and would like more information on the traffic flow in and out of the site.

## Market Stall – Freds Pass Markets

On Saturday 15 November 2025, a market stall was set up at Freds Pass Markets to provide an opportunity for community members to learn more about the proposed project, ask questions, and complete the online survey.

A total of 18 people (10 men and 8 women) stopped by the stall, seeking additional information and asking questions.

The overall sentiment was positive or neutral, with 14 out of 18 visitors (78%) expressing support or neutrality for the proposed drive-through bottle shop. Those in support cited convenience and the lack of other drive-through options in Coolalinga as key reasons. Most noted that they would buy from a drive-through offering if it was available in Coolalinga, for ease and convenience.

Four community members self-identified as non-drinkers and indicated they were indifferent (neutral) to the proposal.

Four community members were against the proposal, mainly due to concerns about potential anti-social behaviour and the perception that there are “*already enough bottle shops*” in the area. One survey respondent self-identified as a member of the NT Fire and Rescue Service and noted concerns around loitering and rough sleeping.

Overall, attendees appreciated the chance to engage, ask questions, and share their views during the consultation.

All community members who stopped by the stand were local rural residents.



## Shopping Centre Stall – Coolalinga Central

On Saturday 29 November 2025, a pop-up stall was set up at Coolalinga Shopping Centre to provide an additional opportunity for community members to learn more about the proposed project, ask questions and provide feedback.

A total of 10 people (6 men and 4 women) stopped by the stall, seeking additional information and to ask some questions. The overall sentiment was positive, with 8 out of 10 visitors (80%) supportive of the proposed drive-through bottle shop. Again, most people noted convenience and the lack of other drive-through options in Coolalinga as key reasons. Two community members self-identified as non-drinkers and indicated they did not think it was necessary. All community members who stopped by the stand were local rural residents.

Coolalinga Central is a popular local shopping centre for predominantly local residents, with an increase in additional visitors during the peak tourism season.

Located outbound on the Stuart Highway, the shopping centre provides easy access for residents to do their shopping on the way home from work. Additionally, the shopping centre has larger than standard size car parks to accommodate 4WD and larger vehicles, as well as dedicated boat and trailer parking. The centre currently includes a number of multinational retailers and service providers, including Kmart, Coles, Chemist Warehouse and a general practice medical clinic, and there are plans to introduce additional allied health services.

The centre estimates around 2.5-3 million visitor per year, however no formal foot traffic study or pedestrian count has been undertaken recently.

*Note: the shopping centre consultation was delayed by one week due to Cyclone Fina.*



## Letterbox Drop

A letterbox drop was carried out on Saturday 15 November 2025 to the nearby houses and units behind the Coolalinga Central shopping centre and adjacent to the proposed site.

Just under 180 letters were delivered in all the available neighbouring letterboxes. Noting that not all houses had letterboxes and some post boxes were marked with 'no junk mail / no unsolicited mail'.

A copy of the letter is included as Appendix A. The letter provided an opportunity for residents to complete the online survey and/or send an email with feedback. There was only one survey response received from local residents who received the letter. No emails were received.

## Online Survey

The online survey received a total of 6 responses with 5 of the responses (83%) submitted during and following the community consultation session at Freds Pass Markets on 15 November 2025.

While the survey did not explicitly ask respondents to answer if they were in favour or against the proposed development, most responses (4) expressed positive sentiments (e.g., 'Fantastic - all for it', 'Great idea', 'Awesome').

The most frequently cited benefits of the proposed drive-through bottle shop were noted as improved convenience such as not having to get out of the car, competitive pricing, greater product choice, and support for local suppliers. Several responses mentioned multiple benefits together, indicating strong perceived value to the area.

Survey responses indicate strong support within the Coolalinga community for the proposed drive-through bottle shop, with a small minority expressing varying degrees of apprehension.

The concerns raised were about safety, anti-social behaviour, environmental impact, and the potential for increased camping and road safety issues near the area.

Only one respondent opted to be contacted in relation to their feedback.

The survey results are included as Appendix 2 on page 10.

## 15 Mile Community – Meeting

On Monday 22 December 2025, AA&P met with Phillip Goodman representing the 15 Mile Community to understand his position about the proposed bottle shop and any potential impacts. Phillip has been a long-time respected leader of the 15 Mile Community, however,

has recently handed over community leadership to his sister (Jacquiline Goodman) and niece (Talithia Goodman). Phillip continues to be a strong role model in the community and provides guidance and mentorship to both Jacquiline and Talithia.

Phillip is a non-drinker and has been a strong advocate for alcohol restrictions in his community, with alcohol related harm being a significant problem for his family and other community members. At present, there are no alcohol restrictions at 15 Mile Community, however Phillip would like to see these reinstated.

When asked about where the 15 Mile Community members generally purchase alcohol from, Phillip said people mostly go to Palmerston or Howard Springs but will sometimes hitchhike to Coolalinga. He is not supportive of more bottle shops in the area. He noted that if a new bottle shop is brought into the Coolalinga area, he would like to see restrictions around trading hours and strict measures in place for takeaway alcohol to ensure people who don't live at 15 Mile Community aren't bringing alcohol back to the 15 Mile Community. He would also like to see more support for alcohol rehabilitation programs for Aboriginal people.

Phillip was not aware of the proposed bottle shop and appreciated the opportunity to be informed of the proposal and provide his feedback as part of the process.

## **Maniltoa Childcare Centre – Consultation**

Consultation was undertaken by AA&P with Casey Myerscough, Centre Manager of Maniltoa Childcare Centre on 19 February. The Centre was not previously aware of the proposal for a drive-through bottle shop at 43 Fairweather Crescent and expressed a neutral position, and no anticipated direct impact on Centre operations.

Casey advised that the Centre had not experienced issues during its operating hours of 7.00 am to 6.00 pm, Monday to Friday, with the nearby Coolalinga Tavern. A potential concern identified was the possibility of alcohol-related litter, such as broken glass, if takeaway alcohol is consumed in surrounding areas.

Existing traffic congestion was noted between 4.00 pm and 5.30 pm particularly near the Fairweather Crescent roundabout, with potential for additional traffic flow impacts for vehicles travelling toward Palmerston. No concerns were raised regarding proximity or signage, and no impacts from antisocial behaviour are expected during the Centre's opening hours.

Casey said that she expected parents and families would hold mixed views on the proposal, with some for and some opposed. The Centre suggested that additional security during busy periods along with improved lighting and surveillance in the area, would enhance overall safety, noting that this may be a matter for council consideration.

*See Appendix 3 on page 12.*

## Summary

Feedback from the consultation indicated that the majority of community members who engaged with the consultation process were supportive / positive about the proposed drive-through bottle shop in Coolalinga.

Of the reasons provided, those in support of the proposal highlighted benefits such as increased convenience and there not being an existing drive-through outlet in Coolalinga.

The concerns raised were largely around potential antisocial behaviour.

Areas of concerns raised by both the Litchfield Council and the Member for Nelson focussed on traffic management, the potential of increased congestion along Fairweather Crescent, and the entry and exit access of the proposed site.

# Appendices

## Appendix 1: Have Your Say Coolalinga

14 November 2025

### Have Your Say: Proposed drive-through bottleshop in Coolalinga

Dear Resident,

We are writing to let you know about a proposal for a new drive-through take-away bottle shop to be built at Tenancy 12, 43 Fairweather Crescent, Coolalinga (former Kennards Hire location).

At present, there are no drive-through liquor outlets in Coolalinga. If approved, the bottleshop will be operated by an experienced operator to ensure the responsible service of alcohol and high compliance standards. The site is commercially zoned within the Coolalinga commercial precinct, separated from schools, childcare centres, community facilities and places of worship, and will be designed to minimise traffic impact and maintain public safety.

Your views are important. Feedback from residents will help shape the final assessment and recommendations to Licensing NT. We invite you to share your thoughts on any aspect of the proposal, including:

- Community safety and amenity
- Local economic and employment benefits
- Traffic flow and access design
- Potential conditions for responsible operation

All feedback will be treated confidentially and used only to inform the Community Engagement report. Please provide your feedback by Monday 24 November 2025.

To provide feedback online please use the below QR Code:



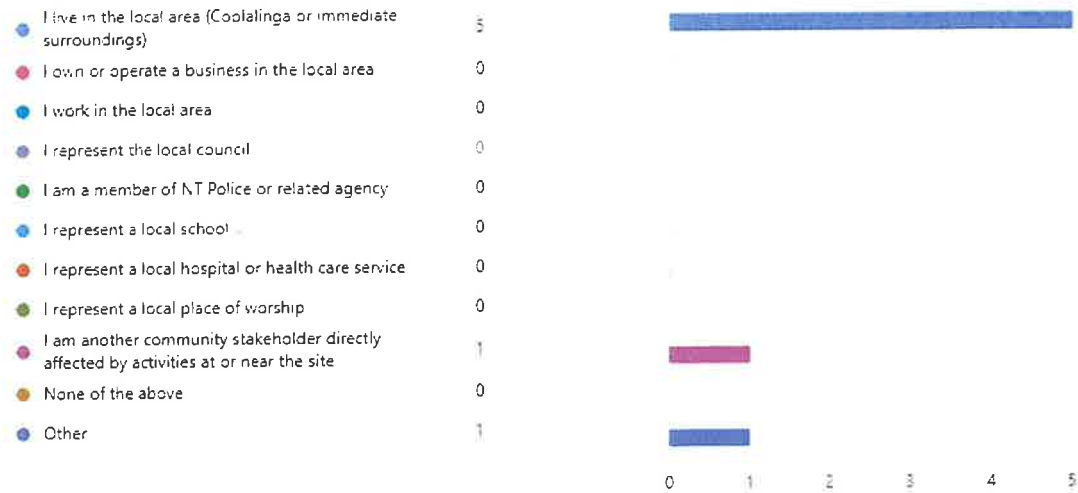
Alternatively, you can email [aa-p@bigpond.net.au](mailto:aa-p@bigpond.net.au)

We thank you for your time and contribution in ensuring that decisions about your local area reflect the perspectives of those who live and work in Coolalinga.

Kind regards,  
*Natalie Bell*  
 AA&P - Community Engagement Team

## Appendix 2: Survey Results

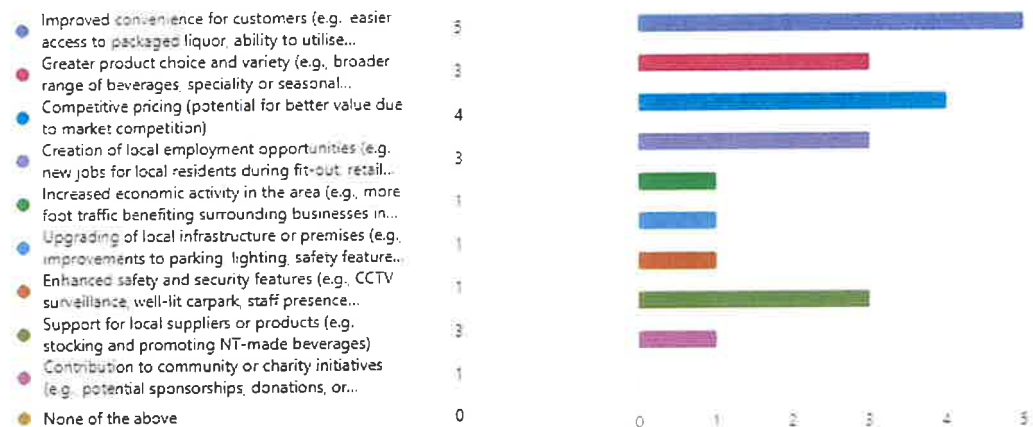
Which of the following best describes your connection to Coolalinga? Please tick only one.



Do you have concerns about the proposed drive-through in the Coolalinga commercial district? Please tick any that apply.

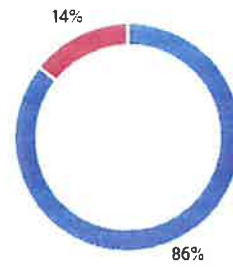


What potential benefits do you believe the proposed take-away bottle shop with drive-through facility will provide, if approved. Please tick all that may apply.



Do you wish to be contacted regarding your feedback? *if yes, please provide your name and contact details below*

- No 6
- Yes 1



## Appendix 3: Maniltoa Childcare Centre

Consultation with Centre Manager Casey Myerscough, 19 Feb 2026

1. *Were you aware of the proposal to relocate a takeaway liquor licence for a drive through bottle shop at 43 Fairweather Crescent?*

**No**

2. *What are your initial thoughts about this proposal being located within the Coolalinga commercial precinct?*

**Neutral, I don't feel this will have an impact the Centre**

3. *Do you see any potential impacts - positive or negative - on the safety of children attending your centre?*

**We've never had issues with the nearby Coolalinga Tavern during the day. Potential impact could be alcohol remnants such as broken glass from takeaway drinkers who may use the surrounding area.**

4. *Are there any existing traffic or congestion issues around pick-up and drop-off times that we should be aware of?*

**It does get more congested between 4.00pm and 5.30pm**

*Do you think the addition of a drive-through bottle shop on Fairweather crescent could affect traffic flow or pedestrian safety in the area?*

**There is congestion on this road near the round roundabout, and potential traffic flow impact for drivers heading out to Palmerston.**

5. *Are there any concerns about proximity, visibility, or signage that you think should be considered?*

**Neutral, as the Coolalinga Tavern is closer in proximity**

6. *Do you have any concerns about antisocial behaviour or loitering in the surrounding area, either currently or as a potential impact of this proposal?*

**Our opening hours are 7.00am-6.00pm, Monday to Friday, and I don't believe that we will be impacted during our operating hours.**

7. *How do you think parents or families connected to your centre might view this proposal?*

**Most of our parents are in blue collar jobs. Some would support the proposal, and some may not.**

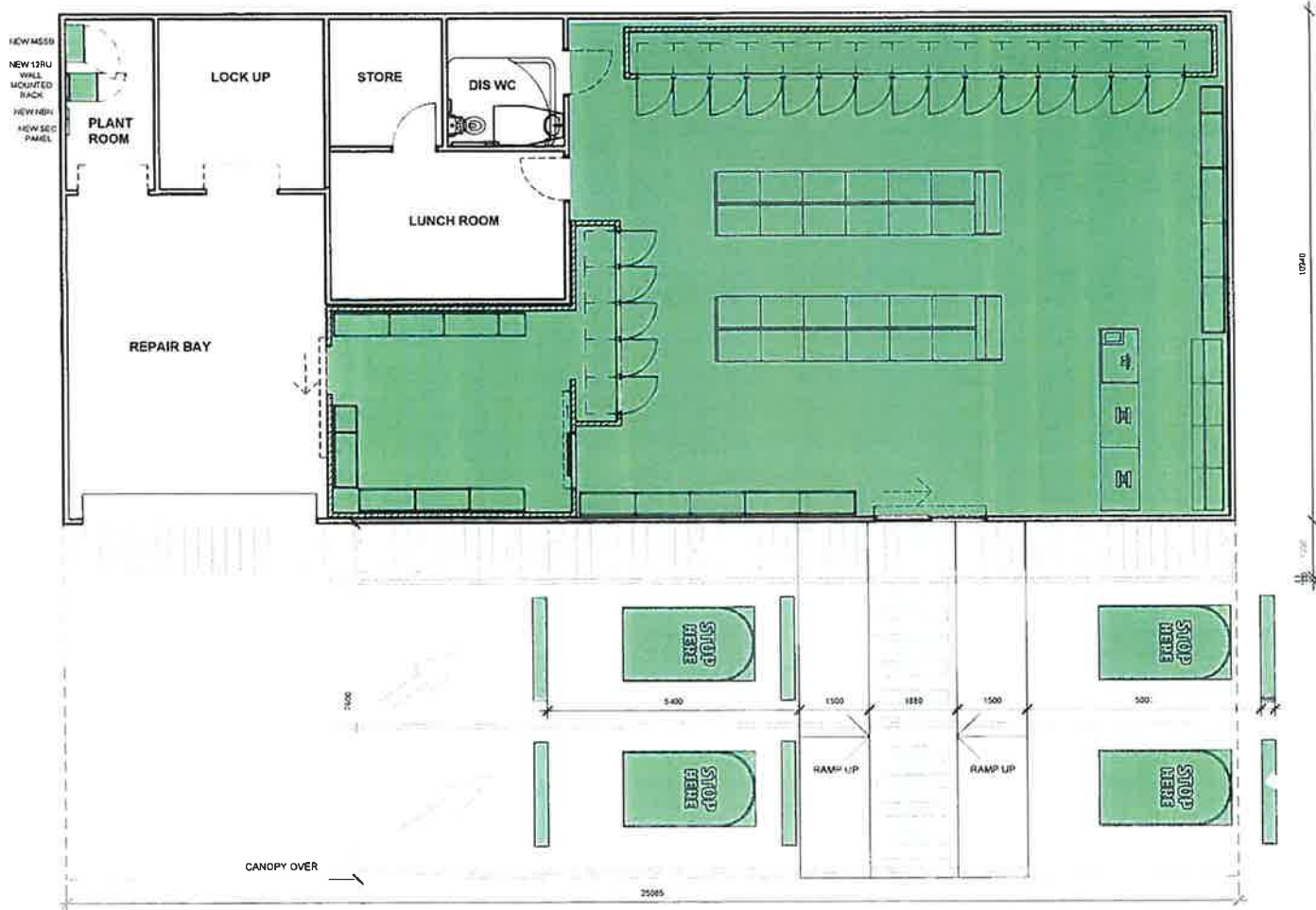
8. *If the proposal was to proceed, what conditions or safeguards would you want in place to mitigate risk to children and families?*

*(e.g., trading hours, security presence, lighting, fencing, signage placement)*

**It would be beneficial to have additional security around the Coolalinga area during busy times**

9. *Is there anything else you would like decision-makers to understand about this proposal and potential impact on young children or families in the area?*

**Probably more for council, but additional lights and cameras around this section of Coolalinga would increase safety.**



1 BWS\_GROUND FLOOR CONCEPT PLAN  
1:100



No.	REVISIONS	DATE	BY	PROJECT :	DRAWING	DRAWING No :
A	FIRST ISSUE CONCEPT	10/09/2025	MHL	BWS COOLALINGA DR	CONCEPT PLAN	BA100
				KIT ISSUE :	DRAWN BY	STATE
				STORE No.	Author	PROJECT MGR
				0000	XXX	XXX
					PROJECT No :	ISSUE DATE :
					0000	10/09/2025
					SCALE :	AMEND. No
					1:100 @ A3	A

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