



# Public Interest Assessment

## Form 2A

Under the *Liquor Control Act 1988* (LC Act), the Director of Liquor Licensing (DLL) has the discretion to grant or refuse any application if the DLL considers this to be in the public interest.<sup>1</sup> The DLL requires certain applicants to fill in this Public Interest Assessment (PIA) form and provide supporting evidence that their application is in the public interest.<sup>2</sup> If you are applying for the grant of any of the following licences, or the removal of one of these types of existing licence to another premises, you will need to complete a PIA to provide evidence that your application is in the public interest:

- hotel/hotel restricted
- tavern/tavern restricted
- liquor store
- nightclub.<sup>3</sup>

A PIA is also required if you are applying for an extended trading permit for extended hours, which has a duration of more than 3 weeks<sup>4</sup>, or for a temporary bar (refer to the [Temporary bars policy](#)). The DLL may also ask for a PIA to be prepared as part of any application under the LC Act, and will ask for one if it would assist in deciding whether the grant of the application is in the public interest.

The DLL will consider the following factors when determining whether granting the application is in the public interest, but this list is not exhaustive:

- the harm that might be caused due to the use of alcohol
- whether there might be a decrease in the amenity, quiet or good order of the locality
- whether people who live or work nearby might suffer offence, annoyance, disturbance or inconvenience
- how it might affect tourism, culture and the community.<sup>5</sup>

The level of detail required will be unique to each PIA. If you do not provide enough information, your application might not succeed or you might be asked to provide further information.

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<sup>1</sup> LC Act s33(1).

<sup>2</sup> LC Act s38(3).

<sup>3</sup> Liquor Control Regulations (LC Regs) r9EA.

<sup>4</sup> LC Regs r9F.

<sup>5</sup> LC Act s5 and s38(4).

Your completed PIA will be made publicly available and may be [advertised on the DLGSC website](#), allowing the community an opportunity to make submissions on it. Because it will be made public, do not include sensitive or personal information on this form. You can complete this PIA by taking a common-sense approach and you don't need a lawyer or a consultant to fill it in. The PIA form is a guide, and it is up to the applicant to satisfy the DLL that their application is in the public interest. If you do not have enough space, attach extra pages or prepare a separate submission. If you prepare your PIA as a separate submission, please refer to each of the question numbers on this form, so we know what question you are responding to. Lodge this form by submitting it with your application at [portal.dlgsc.wa.gov.au](#)

## Part 1 — Application details

<b>Applicant name:</b>	HARPAL SINGH SANDHU
<b>What licence or permit type are you applying for?</b>	ONGOING EXTENDED TRADING PERMIT
<b>Are you applying for:</b>	<input checked="" type="checkbox"/> New licence <input type="checkbox"/> Removal of existing licence (which licence/permit type) [Type here]
<b>Premises trading name:</b>	THE RUSSELL INN BAR AND RESTAURANT
<b>Address of proposed premises:</b>	137A, RUSSELL ST MORLEY WA 6062

If you are lodging an application for an extended trading permit for extended hours at the same time as an application for the grant of a licence, you should submit separate PIAs for each. This is because the information required for each may be different and the DLL may approve the licence but not the extended trading hours.

## Part 2 — Manner of trade

Please provide enough information for us to understand how you are intending to run your business, so we can understand the impact it will have on the community and the potential for it to cause alcohol related harm.

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

**The** Russell Inn operates as a culturally inclusive, community-focused hospitality venue that offers affordable meals, refreshments, and a welcoming space for relaxation and social connection. It caters primarily to elderly residents, multicultural families, shift workers, and members of local recreational and social clubs. Many of these patrons value the convenience of a local venue that operates safely and respectfully into the evening hours.

The venue's operations are centred around table service, casual dining, and low-key social gatherings. It features a full kitchen, bar area, and comfortable seating, creating a friendly environment suitable for intergenerational and culturally diverse groups. Extended weekend hours would allow patrons to enjoy dinner, conversation, and community events without the need to travel far from home.

The proposed extended trading hours are limited to one additional hour on Friday and Saturday nights, closing at 1:00 AM instead of midnight. This modest change aligns with peak usage patterns and enables us to better serve the community's evening social needs while maintaining a strong commitment to safety, RSA compliance, and neighbourly conduct.

### 2.2 Describe the premises/proposed premises. Include a map of the locality and a floor plan detailing the nature and layout of the premises, highlighting the unique aspects of the proposed facility. What is the maximum number of patrons permitted on the premises? How will the proposed premises contribute to the streetscape and atmosphere of the area?

**Located** in an industrial precinct, the venue is surrounded by warehouses and has no immediate residential neighbours. This makes it an ideal location for extended evening operations with minimal risk of noise complaints or residential disruption. The Russell Inn comprises two indoor seating areas and two outdoor seating sections, offering flexibility for patrons to choose between enclosed dining and open-air relaxation. The layout is designed to accommodate both small groups and larger social or community events in a calm, controlled environment. The facility includes a fully equipped commercial kitchen, a well-positioned bar area, gender-separated restrooms, and storage and staff-only areas for safe and efficient operation. The bar is integrated with the main floor plan to allow easy supervision and streamlined service. Although the premises are licensed for up to 700 patrons, typical attendance averages around 50, allowing for a peaceful, low-impact atmosphere. The venue features CCTV surveillance, external lighting, and on-site parking for customer safety and convenience. Its presence contributes positively to the streetscape by activating a typically quiet area and enhancing safety and visibility at night.

**2.3 If you intend to sell packaged liquor, give the names and addresses of all existing licensed premises within the locality.** The LC Act puts limitations on how many packaged liquor premises can be in a certain location. Refer to [Outlet Density — Packaged liquor premises](#) for more information.

We do not intend to sell packaged liquor.

## Part 3 — The profile of the local community

The better you capture the characteristics of the local community, the better the DLL will be able to understand the potential impact the grant of your application could have on the public interest. Your local government may have information about the area around the proposed premises, and you should seek useful data and statistics from a variety of sites, such as: [www.police.wa.gov.au/crime/crimestatistics](http://www.police.wa.gov.au/crime/crimestatistics) and [www.abs.gov.au](http://www.abs.gov.au)

You need to provide profile information from the *locality* that is within a certain distance to your intended business. If your intended business is:

- within 15km of the Perth CBD, the locality is a radius of 2km of it
- anywhere else (unless remote), the locality is a radius of 3km of it
- in a remote area, you should make a submission on what the appropriate size of the locality should be. Remote areas are those where the nearest town is at least 200km away and Perth is at least 400km away.

If you think the above definitions of locality are not appropriate for your intended business, make a separate submission on what you think the size should be.

**3.1 Please outline the population characteristics in the locality.** Helpful demographic information will include the total population, estimated population growth, average age, income and employment status, and the type of people who live and work in the community.

**The** locality within a 3 km radius of The Russell Inn Bar and Restaurant (137A Russell Street, Morley WA 6062) encompasses a population of approximately 30,000 residents. This area represents a mix of long-term Australian-born residents and a substantial multicultural community, with significant numbers of individuals of Italian, Vietnamese, Chinese, Indian, and Middle Eastern descent. The average age in the locality is approximately 42 years, with a strong representation of elderly residents (aged 60+), many of whom are retired or semi-retired and value safe, accessible local venues for evening socialising. The area also includes younger working adults and families, particularly those employed in retail, trades, logistics, healthcare, and service industries. Household incomes in the area are considered moderate to middle-income, reflecting the employment base. Employment levels are generally stable, with many working in nearby industrial and commercial zones, including the Galleria Shopping Centre precinct and the Embleton/Morley business district. The area has shown modest population growth in recent

years, largely due to infill developments, migration, and the gradual redevelopment of aging housing stock. This has further diversified the community, adding to the demand for inclusive, culturally sensitive hospitality venues like The Russell Inn. Residents and workers in the area appreciate safe, respectful venues that offer evening social opportunities without the need to travel long distances. The Russell Inn meets this need by serving as a well-managed, local gathering place that caters to the unique demographic and social needs of the surrounding community.

**3.3 List the community buildings in the locality** If any of the following are in the locality, please provide their names and addresses: schools and educational institutions, hospitals, hospices, aged care facilities, churches/places of worship, drug and alcohol treatment centres, short term accommodation or refuges, childcare centres, or a local government.

*Local Government Facility*

- **City of Bayswater Administration Centre**  
61 Broun Avenue, Morley WA 6062

*Library*

- **Morley Library (City of Bayswater)**  
240 Walter Road West, Morley WA 6062

*Aquatic and Community Recreation*

- **Bayswater Waves Aquatic Centre**  
Embleton Avenue, Embleton WA 6062

*Schools and Educational Institutions*

- **John Forrest Secondary College**  
180 Drake Street, Morley WA 6062
- **Morley Primary School**  
33-43 Bramwell Road, Noranda WA 6062
- **Hampton Senior High School**  
Morley Drive East, Morley WA 6062

*Aged Care Facilities*

- **Amana Living – James Brown House**  
1 Plantation Street, Embleton WA 6062
- **Juniper St David's Residential Aged Care**  
22 Dianella Drive, Dianella WA 6059

*Churches/Places of Worship*

- **St Andrew's Catholic Church**  
60 Mary Street, Bedford WA 6052
- **Morley Baptist Church**  
33 Hanwell Way, Bassendean WA 6054

- **Masjid Ibrahim (Mosque)**  
20 Bonner Drive, Malaga WA 6090

#### *Childcare Centres*

- **Milestones Early Learning Morley**  
2A Rudloc Road, Morley WA 6062
- **Goodstart Early Learning Embleton**  
129 Broun Avenue, Embleton WA 6062
- There are no known hospitals, hospices, drug or alcohol treatment centres, or refuges directly within the 3 km radius of the premises.

## Part 4 — Minimising the potential for alcohol to cause harm

Excessive consumption of alcohol can cause health problems, increase the risk of accidents and contribute to societal problems such as domestic violence. You must demonstrate how the responsible conduct of your business will minimise the potential for alcohol to cause harm. This could be through promoting a culture of responsible consumption of alcohol amongst staff and patrons, having strategies to prevent alcohol being served to juveniles, discouraging rapid or excessive consumption of alcohol, being alert for signs of intoxication and not serving drunk people.

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

**The Russell Inn Bar and Restaurant** is committed to upholding the highest standards of safety and responsible alcohol service. The following strategies are in place to minimise the potential for alcohol-related harm:

#### *1. RSA-Compliant Staffing*

All staff involved in the service of alcohol are required to hold current Responsible Service of Alcohol (RSA) certification. Staff are regularly briefed on best practices, legal obligations, and behavioural indicators of intoxication.

#### *2. Approved Managers On-Site*

During all extended trading hours, there will be **two approved managers present and in uniform** to supervise operations, support staff, and manage patron behaviour.

#### *3. Strict ID Checks*

We enforce a **zero-tolerance policy on underage drinking**. Patrons must provide valid identification, and staff are trained to detect false IDs or suspicious behaviour. Entry is refused to anyone suspected of being underage without valid ID.

#### *4. Refusal of Service to Intoxicated Persons*

Service is immediately refused to any person showing signs of intoxication. Staff are trained to identify early signs of excessive alcohol consumption and to intervene in a calm, respectful manner. Security personnel support staff if a patron becomes uncooperative.

#### *5. No High-Risk Promotions*

The venue does not offer drink specials, games, or discounts that encourage binge or rapid drinking. There are no happy or no free-pour nights, and no bulk discounting of alcohol.

#### *6. Food Availability*

Light meals and snacks are available throughout trading hours, including during the extended hour, to encourage slower consumption and responsible drinking.

#### *7. Safe Transport Options*

We encourage the use of ride-share services and designated drivers, with posters and verbal reminders from staff. Management will assist patrons in arranging a safe journey home if needed.

#### *8. Venue Culture and Patron Expectations*

The Russell Inn promotes a culture of respectful, moderate consumption. We attract patrons who value a relaxed social environment, and we actively discourage any form of rowdy, aggressive, or unsafe behaviour.

#### *9. Incident Logs and Continuous Improvement*

All incidents are logged and reviewed regularly by management. We engage in ongoing training and community feedback to continually improve our approach to harm minimisation.

## **Part 5 — Impact on the amenity, quiet or good order of the locality**

A well-designed premises will make it easier to prevent negative impacts on the locality. For example, if a premises is:

- in good repair, well lit, with operational CCTV and designed to allow passive surveillance of areas such as the car park and entrances, it will tend to discourage anti-social behaviours such as vandalism or crime
- designed with sufficient parking and with good transport options available, it will allow patrons to leave the area quickly rather than potentially inconveniencing the neighbours

- provided with sound insulation sufficient for the proposed entertainment, it will prevent the surrounds from being exposed to unacceptable noise.

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

**The Russell Inn Bar and Restaurant** is thoughtfully designed to operate in harmony with its surroundings, particularly given its location within an industrial area of Morley with no immediate residential neighbours. The following features and practices ensure that the venue does not adversely affect the amenity, quiet, or good order of the locality:

### *1. Industrial Location*

The premises is situated in a low-traffic, light industrial precinct surrounded by warehouses and commercial units. This ensures that normal venue operations, including extended trading until 1:00 AM on weekends, do not disrupt residential areas.

### *2. Good Repair and Cleanliness*

The venue is maintained in excellent physical condition, with a clean and professional appearance both inside and out. Regular inspections and maintenance ensure the building and grounds are free of litter, graffiti, and vandalism.

### *3. CCTV and Lighting*

Operational CCTV covers all key areas, including entrances, the bar, indoor seating, outdoor areas, and the car park. This enables passive surveillance and deters anti-social behaviour. The entire premises and external walkways are well lit to promote visibility and safety at all times.

### *4. Sufficient On-Site Parking*

The venue includes on-site customer parking, reducing reliance on nearby roads or neighbouring businesses. This helps prevent congestion and inconvenience to other users in the precinct.

### *5. Transport Accessibility*

The Russell Inn is accessible via major roads, and the management actively encourages the use of ride-share services, taxis, and designated drivers. Staff are trained to assist patrons in arranging transport if needed.

### *6. Professional Oversight*

During operating hours, particularly the extended hour on weekends, approved managers and trained staff are present to ensure patron behaviour is monitored and standards are upheld. Patrons are expected to behave respectfully and any disorderly conduct is swiftly addressed.



## Part 6 — Impact on the people who live or work nearby, and whether they might suffer offence, annoyance, disturbance or inconvenience

You need to demonstrate how your business will be a responsible member of the community and minimise negative impacts on the people who live or work nearby. For example, this could include:

- keeping the premises and surrounds clean and tidy, monitoring patron behaviour and discouraging anti-social behaviour
- ensuring that any entertainment is in keeping with the locality, that those present are within the allowed accommodation numbers and licensed crowd controllers are used if required
- asking departing patrons to keep the noise down so they do not disturb the neighbourhood
- being responsive to any complaints from neighbours and working with them to resolve issues.

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

**The Russell Inn Bar and Restaurant** takes its responsibility as a community venue seriously and actively works to ensure that it does not cause offence, annoyance, disturbance, or inconvenience to those who live or work nearby. While the venue is located in a light industrial zone with no immediate residential neighbours, the following measures are in place to ensure the highest level of community consideration:

#### *1. Industrial Location Advantage*

The premises is situated away from residential housing, surrounded by warehouses and commercial businesses. This significantly reduces the potential for noise complaints or disturbances from patrons.

#### *2. Cleanliness and Upkeep*

The venue and its surrounding areas are kept clean and well maintained at all times. Litter collection and waste disposal are handled promptly and discreetly, with regular checks before, during, and after trading hours.

#### *3. Monitoring Patron Behaviour*

Staff are trained to monitor and manage patron conduct. Any anti-social behaviour is addressed immediately, and security is available on weekends to support staff in maintaining a safe, respectful atmosphere.

#### *4. Quiet Departures*

Signage and verbal reminders from staff encourage patrons to exit the premises quietly, particularly during late hours. Management supervises closure routines and ensures noise is kept to a minimum during departures.

#### *5. Respectful Entertainment*

All entertainment and music are managed to ensure they are appropriate for the area and do not involve excessive volume or disruptive activity. The venue does not host high-intensity entertainment and music. During all extended trading hours, there will be two approved managers present and in uniform to supervise operations, support staff, and manage patron behaviour.

#### *6. Accommodation Limits Observed*

The venue operates well below its licensed capacity (700 patrons), with typical attendance around 50 people. This helps maintain a calm, manageable environment with minimal disruption.

#### *7. Complaint Responsiveness*

Management is committed to being accessible and responsive to feedback. Any concerns or complaints from neighbours or local businesses are taken seriously and addressed quickly through direct communication and corrective action if required.

## **Part 7 — Impact on tourism, culture and the community**

When making licensing decisions under the LC Act, the DLL is required to consider the proper development of the liquor industry, the tourism industry and other hospitality industries in the State.<sup>6</sup> This is your opportunity to expand on how the grant of your application would result in positive developments to tourism, culture and the community. This could include increased local employment opportunities, the provision of unique entertainment or food options, and the creation of new leisure opportunities in the area.

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

**Yes**, the proposed extension of trading hours at The Russell Inn Bar and Restaurant would provide meaningful and measurable benefits to tourism, culture, and the local community. These benefits are outlined as follows:

#### *1. Support for Local Tourism and Hospitality*

Morley and the surrounding suburbs are seeing increased foot traffic due to nearby shopping precincts, events, and community gatherings. Extended trading at The Russell Inn

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<sup>6</sup> LC Act s5(1)(c).

would provide a safe and appealing evening venue for both tourists and local visitors, offering them an option to dine or relax without needing to travel into Perth's CBD.

## *2. Cultural Inclusivity and Community Engagement*

The Russell Inn proudly serves a multicultural population, including individuals and families from Italian, Vietnamese, Indian, Chinese, and Middle Eastern backgrounds. Many of these communities prefer later evening socialisation and dining, especially on weekends. By extending trading hours modestly (only until 1:00 AM), we create a more inclusive and accommodating environment that reflects and respects local cultural norms.

## *3. Venue for Community Events and Social Clubs*

Numerous local recreational groups, social clubs, and seniors' associations already use The Russell Inn as a central meeting point. Extended hours allow these groups to continue their activities in a familiar, licensed, and professionally managed space, rather than having to disperse or rely on private homes or informal settings.

## *4. Economic and Employment Opportunities*

The extension of trading hours would support additional employment, including hospitality staff, security personnel, cleaning services, and food suppliers. This strengthens the local economy and provides reliable jobs in a stable, low-risk environment.

## *5. Safe Alternative to Unregulated Gatherings*

By offering a supervised venue with RSA-trained staff, security, and food service, The Russell Inn serves as a safer alternative to unlicensed late-night gatherings or parties, reducing the risk of alcohol-related harm or public disturbance.

## *6. Enhancing Night-Time Economy*

Later trading contributes to the development of a balanced night-time economy in Morley, encouraging local spending and complementing existing businesses (e.g., rideshare drivers, food suppliers, nearby accommodations).

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

**This** application is supported by a formal community petition started dated 21<sup>st</sup> MAY 2025, signed by numerous local patrons and supporters of The Russell Inn Bar and Restaurant. The petition highlights the community's strong desire for extended weekend operating hours and outlines key benefits such as safer social options, support for local business, and alignment with cultural and community needs.

It is important to emphasise that the requested extension is minimal just one additional hour on Friday and Saturday nights bringing closing time to 1:00 AM. This small adjustment

enables The Russell Inn to better meet the needs of its patrons without altering the character or purpose of the venue.

Additionally:

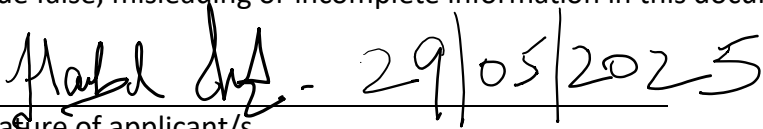
- The venue is located in a non-residential industrial area, which greatly reduces any risk of nuisance or disturbance to local residents.
- Actual patron numbers are modest (typically around 50), well below the licensed capacity of 700, ensuring continued low-impact operation.
- The business is managed with a high standard of professionalism, including the presence of two uniformed approved managers during extended hours, supported by security as required.
- No packaged liquor is sold, and the venue fosters a culture of moderate and responsible alcohol consumption, reinforced through policies, staff training, and operational procedures.

The Russell Inn is more than just a hospitality venue—it is a valued social hub that contributes to local culture, employment, and community well-being. The modest extension of trading hours will enhance this role without compromising public safety or amenity.

## Part 8 — Declaration

I declare that the contents of this document and attachments are true, correct and complete and that I have made all reasonable inquiries to obtain the information required.

I acknowledge that under section 159 of the *Liquor Control Act 1988* it is an offence to provide false, misleading or incomplete information in this document.

 Signature of applicant/s	29/05/2025 Date
 Signature of applicant/s	 Date
 Signature of applicant/s	 Date
 Signature of applicant/s	 Date