



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.¹ 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.² 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.³

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 weeks⁴, 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.⁵

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.

¹ LC Act s33(1).

² LC Act s38(3).

³ Liquor Control Regulations (LC Regs) r9EA.

⁴ LC Regs r9F.

⁵ 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

Applicant name:	BEH International Pty Ltd
What licence or permit type are you applying for?	Ongoing Extended Time Permit
Are you applying for:	<input type="checkbox"/> New licence <input type="checkbox"/> Removal of existing licence (which licence/permit type) Not applicable
Premises trading name:	Bhutan Event House
Address of proposed premises:	4/200 Balcatta Road, Balcatta, Perth 6021 Western Australia

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?

Bhutan Event House was established in 2022 as a community-based Reception/Function Center catering to the Bhutanese population in Perth. Currently, operating under a small bar license, we provide a welcoming space for cultural celebrations, social gatherings, and fundraising events. With the Bhutanese community in Western Australia now numbering an estimated 25,000 individuals, Bhutan Event House plays a vital role in preserving and promoting our rich cultural heritage.

A substantial portion of our events is catered towards Bhutanese community members culturally aligned with Bhutanese Standard Time and often require operations beyond the current 12 a.m. trading limit to accommodate countdowns and celebrations. Furthermore, in recent years, many Bhutanese artists have travelled to Australia to perform cultural shows; for Bhutanese living in Australia at large however, due to our limited trading hours, Bhutan Event House has been unable to fully host these performances.

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?

Certificate and floor plan attached

50 patrons

Signage and exterior design aligned with promoting Bhutanese cultural themes to add vibrancy to the local community

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.

Not applicable

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 and 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.

Total Population: The population of Balcatta is approximately 10,813 people (www.abs.gov.au)

Estimated Population Growth: While specific growth rates for Balcatta aren't readily available, the suburb is part of the Perth metropolitan area, which has been experiencing steady population growth.

Average Age: The median age in Balcatta is 39 years (www.abs.gov.au).

Income: The median weekly household income in Balcatta is \$1,537 (www.abs.gov.au).

Employment Status: The community has a diverse employment profile, with many residents working in professional, technical, and trade occupations (www.abs.gov.au).

Type of People: Balcatta is a family-friendly suburb with a mix of families, young professionals, and retirees. The area is known for its multicultural community and a variety of housing options

Bhutan Event House is strategically located in the area, as we have major Bhutanese population residing around Balcatta, Stirling and Nollamara suburbs. Bhutan Event House is a membership based and community-oriented business.

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.

Schools and Educational Institutions

1. Skills Strategies International
Address: 5/199 Balcatta Road, Balcatta, WA 6021
2. Balcatta Senior High School
Address: 31 Poincaire Street, Balcatta, WA 6021
3. Takari Primary School
Address: 5 Rickman Street, Balcatta, WA 6021

Hospitals

Osborne Park Hospital
Address: Osborne Place, Stirling, WA 6021

Aged Care Facilities

1. Myvista
Address: 11 Nugent Street, Balcatta, WA 6021
2. Bethanie Geneff
Address: 39 Hertha Road, Innaloo, WA 6018

Churches/Places of Worship

1. North Coast Church

Address: 154 Balcatta Road, Balcatta, WA 6021

2. Saint Lawrence & Mary Immaculate

Address: 392 Albert Street, Balcatta, WA 6021

Drug and Alcohol Treatment Centres

1. Cyrenian House

Address: 318 Fitzgerald Street, Perth, WA 6000

2. Holyoake

Address: 75 Canning Highway, Victoria Park, WA 6100

Childcare Centres

1. Busy Bees at Balcatta

Address: 219 Cedric Street, Balcatta, WA 6021

2. Mulberry Tree Childcare

Address: 9 Cressall Road, Balcatta, WA 6021

Local Government

1. City of Stirling

Address: 25 Cedric Street, Stirling, WA 6021

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 management plan in accordance with the Liquor Control Act 1988 will prioritize compliance with all legal requirements and regulations related to the sale and service of alcohol. This includes adhering to responsible service of alcohol practices, ensuring staff are properly trained in alcohol service, monitoring customer intoxication levels, and preventing underage drinking. Additionally, the management plan will include

strategies for maintaining a safe and secure environment, addressing noise and disturbance issues, and managing crowd control effectively. By upholding the standards set forth in the Liquor Control Act 1988, BEH International Pty Ltd can operate responsibly and contribute to a safe and enjoyable drinking environment for patrons. We have a Harm Minimisation and Small Bar Management Plan in place in compliance with all legal requirements and regulations related to the sale and service of alcohol.

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?

Installed Security systems (CCTV) outside and within the premises to protect the amenity, quiet or good order of the locality. The CCTV systems are continuously monitored and security alarm integrated to discourage anti-social behaviours such as vandalism or crime. While the business location is in a non-residential locality our priority is in minimizing noise disruptions and ensuring all events comply with local noise regulations. Adequate on-site parking available to prevent traffic congestion in the surrounding area as the business operation starts after 6PM on weekends, when all the other businesses are closed. A structured waste management plan is implemented to maintain cleanliness, with regular waste disposal and recycling practices in place. Outdoor lighting is designed to enhance security without causing unnecessary light pollution for nearby residents.

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?

- keeping the premises and surrounds clean and tidy, monitoring patron behaviour and discouraging anti-social behaviour
[We have 2 professional cleaners working every Saturday and Sunday morning focussing on cleaning inside and outside the premises ensuring to maintain utmost cleanliness standards aligned with neighbours requirements.](#)
[We have 2 commercial 1200L waste bottle and recyclable bins and 2 x 500L bins for other waste materials.](#)
- 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
[We have 5 security personnel to maintain safety of our clients and to control crowd during organised events](#)
- asking departing patrons to keep the noise down so they do not disturb the neighbourhood
[Departing patrons are offered with free drinking water and to requested to keep the noise down.](#)
- being responsive to any complaints from neighbours and working with them to resolve issues.

All neighbourhood complains are resolved swiftly and cordially.

Bhutan Event House is in a semi-industrial area, where neighbouring businesses close by 5 PM. As our operations begin only after this time, there is no impact on the surrounding businesses or residents

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.⁶ 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?

The local community and Bhutanese population will greatly benefit from the grant of this application as it will promote tourism, by attracting Bhutanese music artists and movie / film artists to travel to Perth and Australia for cultural shows and filmmaking. Bhutan Event House has been a partner with Bhutanese movie and Music industry several movie projects and cultural shows.

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

A substantial portion of our events is catered towards Bhutanese community members culturally aligned with Bhutanese Standard Time and often require operations beyond the current 12 a.m. trading limit to accommodate countdowns and celebrations. Furthermore, in recent years, many Bhutanese artists have travelled to Australia to perform cultural shows; for Bhutanese living in Australia at large however, due to our limited trading hours, Bhutan Event House has been unable to fully host these performances.

By obtaining an Extended Trading Permit, Bhutan Event House will be able to better serve our growing community, promote cultural diversity, and contribute meaningfully to the local economy. This extension will enable us to offer a more enriching experience



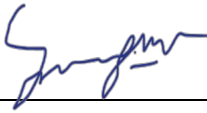
⁶ LC Act s5(1)(c).

for our patrons, foster stronger community connections, and continue enhancing Perth's vibrant cultural landscape.

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.

	19/03/2025
Signature of applicant/s	Date
	19/03/2025
Signature of applicant/s	Date
	19/03/2025
Signature of applicant/s	Date
Signature of applicant/s	Date