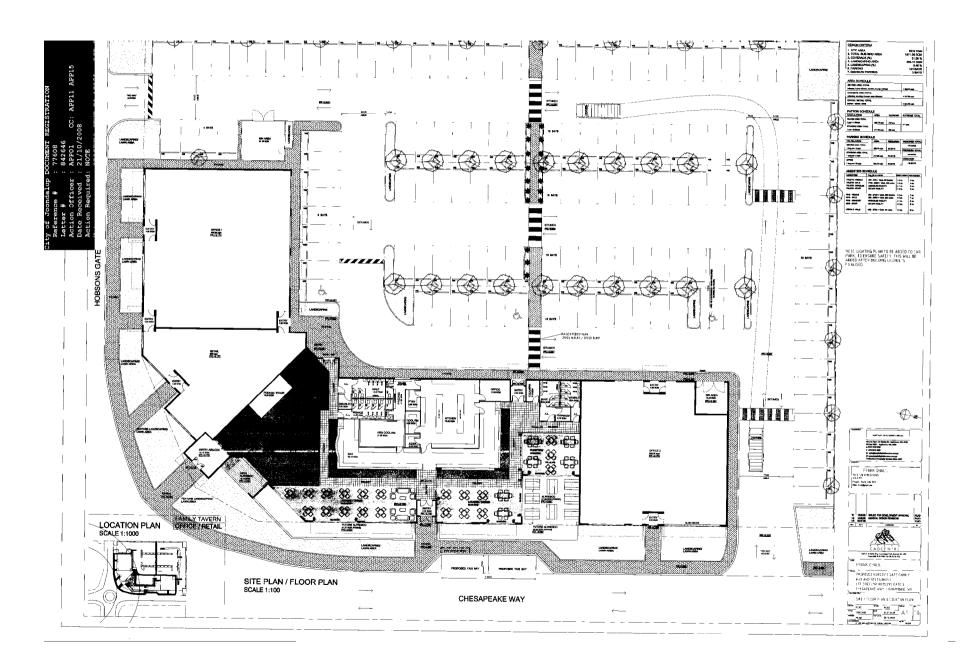
Attachment 1 Page 1 of 1







Attachment 3 Page 2 of 2



Attachment 4 Page 1 of 4

Attachment 4 Page 2 of 4

	disturbance in the area. The log book will contain date and time, staff member who received the complaint and the action taken. The manager will then contact the complainant to ascertain whether the action taken is sufficient to answer the concern expressed.	
The tavern will encourage anti-social behaviour by patrons in the car park and on the surrounding streets.	 CCTV will be at each entry/exit point; Dress standards will be 'neat casual dress at all times' to assist in attracting the right 	is considered the proposed anagement plan policies and the quirements of the Liquor Control Act will a sufficient in controlling the potential for nti-social behaviour from the tavern atrons.

Attachment 4 Page 3 of 4

The alfresco area is out in the open and it will be difficult to control both noise and antisocial behaviour at this location;	 There will be no speakers placed in the alfresco area; The harm minimisation plan is applicable to both the internal bistro area as well as the alfresco area; The approved manager will make patrons in all areas aware of their obligation to behave in an appropriate manner if necessary; Signage will be posted in conspicuous locations in the alfresco area alerting patrons to the responsible consumption of alcohol and to ensure their behaviour does not negatively impact others. 	The alfresco area does not form part of this application and will be subject to a separate development application at a later date.
People leaving the tavern at night on foot will use residential lanes and streets which will create noise and antisocial behaviour and create a nuisance;	 "The site is on a main street and has been zoned as mixed commercial use"; The tavern will operate to 12 midnight only; Restaurants are permitted to operate 24 hours on most days of the year and can potentially involve patrons dispersing even after midnight; 	A taxi rank will be provided at the applicants cost directly outside the development which will reduce the occurrence of patrons wandering the streets.
There will be an increase in litter from the activities of the tavern;	 The staff will clean up the immediate surrounds of the premises each night as referred to in the Management Plan; and There will be no packaged takeaway so there will be no packaging or take away containers. 	It is considered that the policies of management plan will reduce the likelihood of litter from the activities of the tavern.
The development may contain a bottle shop in the future	There is no bottle shop or drive through in this application;	A bottle shop is not proposed as part of this application. Any proposal for a bottle

Attachment 4 Page 4 of 4

A separate application will need to be made to Council and to the Department of Racing, Gambling and Liquor before a bottle shop / drive through can expert on the council and the counci	shop would require a separate development application at a later date.
bottle shop / drive through can operate on this site.	

Comments Received	City's Comments
There will be an increase in traffic	It is considered that the traffic and access layout of the proposed development is acceptable.
The tavern is in conflict with designing out crime principles;	 The tavern has been designed with natural surveillance in mind as large windows are provided facing the street and the rear car park; It is recommended a condition of approval be imposed requiring sufficient lighting be provided within the car park to the satisfaction of the Manager Approvals, Planning & Environment Services.
The tavern belongs in a town or city centre, not the residential suburbs; After hours uses within this area should be aimed at family activities.	The objective of the CDCSP is that Currambine District Centre be developed to the diversity and robustness of a small town centre.
Underage youth will be able to obtain alcohol via friends who can purchase alcohol legally;	This is not a valid town planning consideration.
There is not sufficient demand from the surrounding suburbs to support a tavern and a tavern is contrary to the needs of the community;	 Mixed comments have been received from the community regarding the need for a licensed social venue; Additionally a 112 signature petition has been received objecting to the proposal because it is not large enough to cater for the facilities and amenities requested by the community.