

Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 27	Street Name: PRINCES WAY
Town: DROUIN	Postcode: 3818	

FORMAL LAND DESCRIPTION (Please complete either A or B - this information can be found on the Certificate of Title)

Option A:

Lot No:	1		
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/>	Title Plan <input checked="" type="checkbox"/>	Plan of Subdivision <input type="checkbox"/>
Plan Number:	240937J		

Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

Section 2: PERMIT APPLICANT

Name:	XUAN LE			
Business:	LE MEILLEUR			
Postal Address:	10 COALVILLE RD			Postcode: 3825
	MOE VIC			
Telephone No. (H)	(W) 56255590	(M) 0769427427		
Email Address:	LITTLEPARADISE@OUTLOOK.COM.AU			

Section 3: OWNER DETAILS (if different to the Applicant)

Name(s):	[REDACTED]
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

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Section 5: PROPOSAL You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit?

Development:

<input type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input type="text"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

Use:

<input type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

Subdivision:

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivision Qty: <input type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input type="text"/>

Subdivision / Vegetation Removal:

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

Other:

LIQUOR LICENCE

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, Section 173 agreement or other obligation such as an easement or building envelope?

- Yes No Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

FURTHER DETAILS OF PROPOSAL (optional)

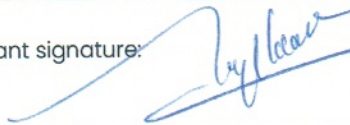
Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.

Provide a plan of the existing conditions. Photos are also helpful.

Section 7: PRE-APPLICATION MEETING Has there been a Pre-Application meeting with a Council Planning Officer?

No <input checked="" type="checkbox"/>	
Yes <input type="checkbox"/>	If yes, with whom?
	Date of this meeting

Section 8: DECLARATION This form must be signed. Complete box A or B

A. I declare that I am the Applicant and all information given is true and correct.	Applicant signature: 	Date: 11/10/2021
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature:	Date:

CHECK LIST Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

- A fully completed and signed copy of this form.
- The application fee (if not already paid). Most applications require a fee to be paid.
- Contact Council to determine the appropriate fee.

- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).

- Provided plans showing the layout and details of the proposal

- Provided any information required by the planning scheme, requested by Council
- Provided a description of the likely effect of the proposal (if required)
- Completed the declaration in Section 8

- Provided a contact phone number and e-mail address

PLEASE FORWARD THIS APPLICATION TO

E-mail:	planning@bawbawshire.vic.gov.au	Mail:	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
Phone:	5624 2411		
In Person:	Customer Service Centres	1 Civic Place Warragul	OR 33 Young Street Drouin

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

Register Search Statement - Volume 9500 Folio 347

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09500 FOLIO 347

Security no : 124088684811U
Produced 16/03/2021 12:33 AM

LAND DESCRIPTION

Lot 1 on Title Plan 240937J.
PARENT TITLE Volume 08806 Folio 142
Created by instrument K001683 09/07/1982

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP240937J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 27 PRINCES WAY DROUIN VIC 3818

DOCUMENT END

The information supplied by Property Registry has been obtained from SAI Global Property Division Pty Ltd by agreement between them. The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 16/03/2021, for Order Number 67037718. Your reference: 148434.

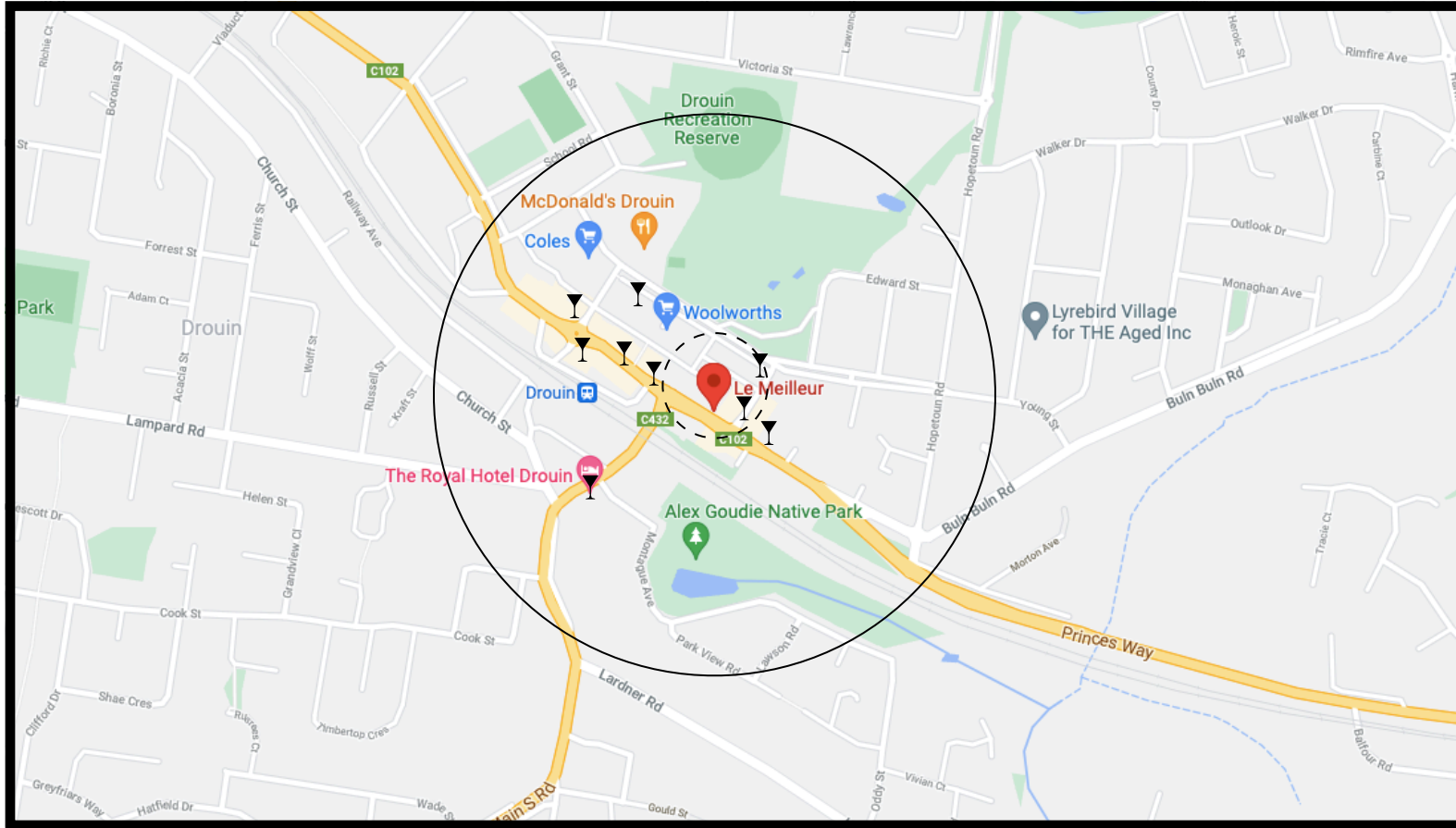
TITLE PLAN		EDITION 1	TP 240937J						
Location of Land Parish: DROUIN WEST Township: DROUIN Section: 11 Crown Allotment: 13 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 9500 FOL 347 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 09/12/1999 VERIFIED: SO'C							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2" style="font-size: small;">PARCEL 1 = CA 13 (PT)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 13 (PT)	
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PARCEL 1 = CA 13 (PT)									
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

Cumulative Impact Assessment Report



Le Meilleur

27 Princes Way, Drouin Victoria 3818



Cumulative Impact Assessment Area

Licensed Premises



Subject Land / Proposing License Premises



1. There are currently no existing physical barriers separating existing licensed premises from the subject land.
2. The area included in this cumulative impact assessment area considers all land within a five hundred metre radius of the subject land.
3. There is a cluster of three premises inclusive of the proposed premises within the one hundred metre radius of the subject land, and a total of ten licensed premises inclusive of the proposed premises within the cumulative impact assessment area.



Cumulative Impact Assessment Area additional information and criteria

Seating ratios

Le Meilleur provides seating which currently serves the premises' maximum capacity of thirty people. The seating ratio proposed for this general license for Le Meilleur is 1:1.

Meals

Le Meilleur is a restaurant that is actively preparing and serving full meals to be consumed or as a takeaway from the premises. These meals are inclusive of entrees, mains and desserts, where the purpose of alcohol will be used to provide an enhancement to the overall dining experience. This should assist in minimising the risk of excess alcohol consumption, harm and potential for increased violence to the local and surrounding areas.

Management

Le Meilleur will always have a manager present during all opening hours, as well as staff who are fully qualified, knowledgeable and aware of the responsibility that is associated when serving alcohol. Being a small venue, the impact on the amenity of the area with regards to patrons entering and leaving will not be an issue and security for nuisance and large queues will not be required. Most patrons will make reservations to the premises as it is primarily a seated restaurant. This eliminates the risk of large queues, potential patron noise and public disturbance.

Capacity and Hours

The maximum capacity of the premises is a total of thirty patrons. Le Meilleur allows seating for all patrons should the premises reach the full capacity at any given time, upholding the proposed ratio of 1:1.

Opening hours for the premises to the public are:

Monday / Closed

Tuesday / Closed

Wednesday / 11am - 3pm / 5pm - 8pm

Thursday / 11am - 3pm / 5pm - 8pm

Friday / 11am - 3pm / 5pm - 9pm
Saturday / 11am - 3pm / 5pm - 9pm
Sunday / 11am - 3pm

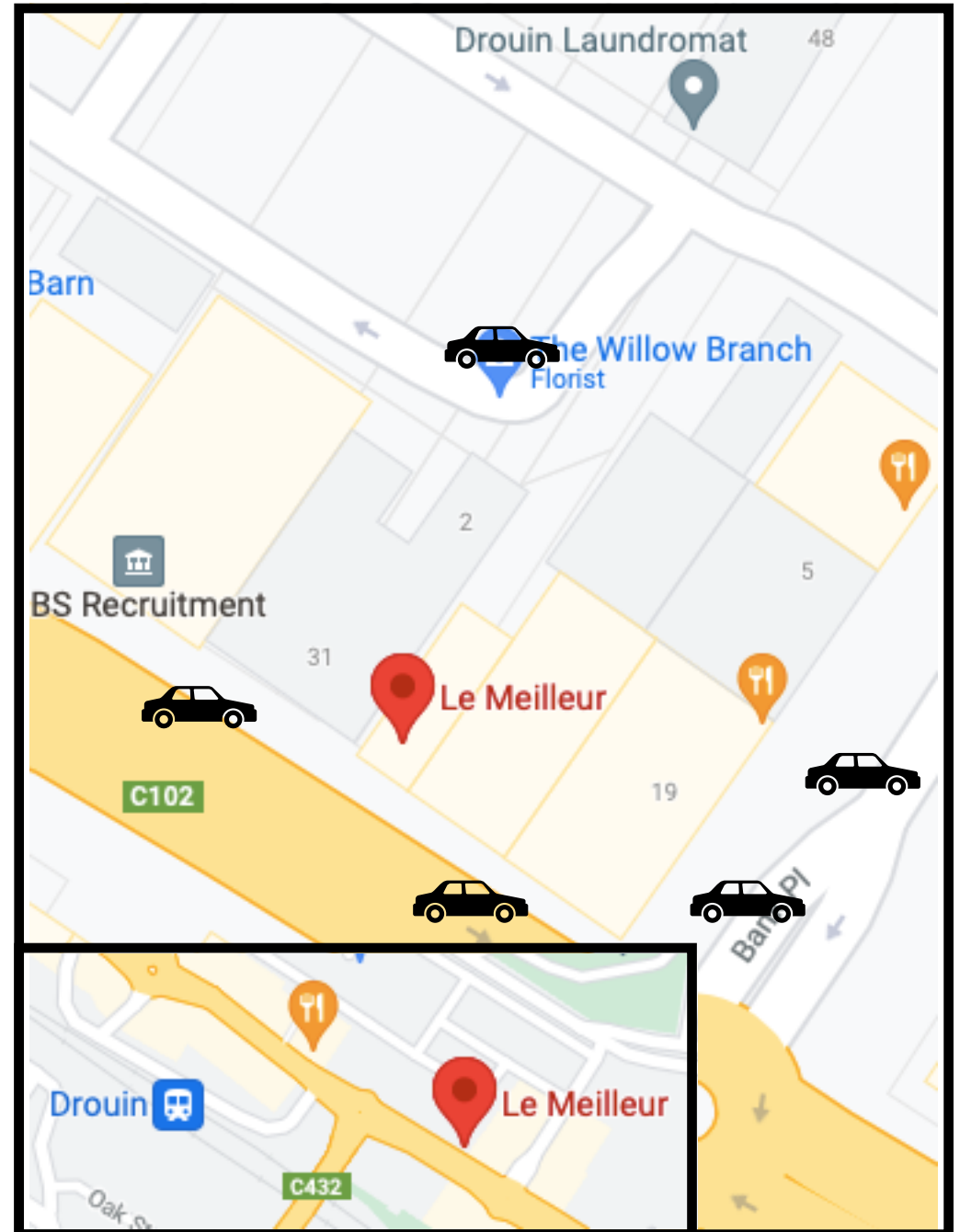
The liquor license will cover the proposed premises from the hours of 9am to 11pm on the rare occasion where there is a requirement to facilitate the variation of trading hours.

Transport and car parking

Transport and car parking is readily available for use by patrons to and from the venue. With 17 car parking spaces available right in front of the premises, patrons can access the venue by car or taxi. Buses and Drouin Train Station is a short two minute walk from the venue. The venue is situated right in front of a pedestrian crossing on Princes Way and is very well lit during the night. The accessibility and availability of transport and car parking spaces surrounding the location of the premises on Princes Way abates the risk of violence and issues that arise when consuming alcohol and fosters an environment for proper dispersal patterns and safety when leaving the venue.

Car Parking  **Train Station** 

Subject Land / Proposing License Premises 



Assessment of the Cumulative Impact

1. Planning Policy Context

Existing Context

What are the policy, zoning and other planning controls that are relevant to the surrounding area?

Le Meilleur has been classified by council as a Class Two Food classification, with the subject land situated in Commercial Zone One overlay.

What amenity, land use and other planning outcomes do these controls encourage?

Under these controls, the amenity, land use and planning outcomes in Commercial Zone One encourages and supports the operations of retail, and hospitality businesses and prevents any unwanted construction and congestion within the area.

Meeting requirements and relevant noise limits to achieve and uphold a positive impact on amenity of the area as well as operating appropriately and within means to be respectful of the local community and surrounding land uses and operators.

Assessment

Is the proposal consistent with the planning outcomes encouraged in the policy, zoning and other planning controls for the area?

The proposal for a general license for Le Meilleur is consistent with all outcomes encouraged as there are no Vietnamese Restaurants within Drouin and the addition of a hospitality venue full of fresh and healthy food in a developing area that is yet to be saturated with hospitality venues will only enhance the liveliness, community and amenity of Drouin.

2. Surrounding Land Use and Amenity

Existing Context

Does the subject land adjoin sensitive uses?

The subject land does not adjoin sensitive uses or areas as the premises is situated right in the heart of Drouin on the main street, Commercial Zone One. The average distance between the subject land and closest sensitive areas, this being residential is two hundred metres around the radius of the subject location.

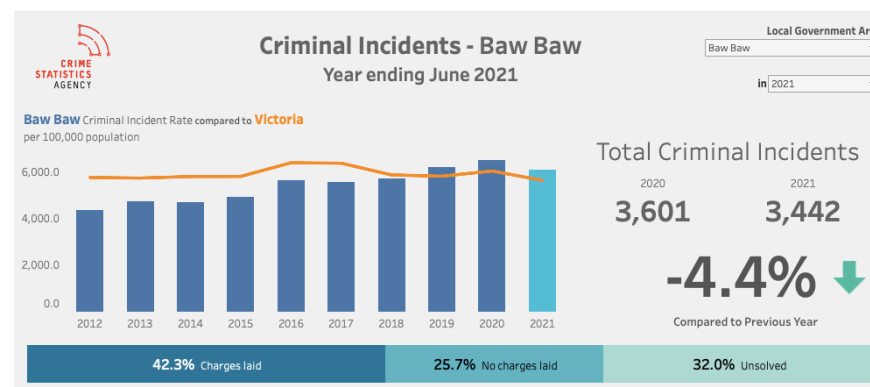
What is the relationship between licensed premises and other uses in the area?

Drouin has a strong diverse mix of uses in the area. Le Meilleur is situated in between the Amcal Pharmacy, RGM Financial Group, right in front of the main pedestrian crossing opposite the post office. Other uses of land in the area also include but are not limited to hair salons, fruit markets, health and dental clinics, real estate offices, cafes, banks, gift stores, clothing stores and bakeries.

The heart of Drouin is the main area where residents from the area and surrounds come to seek such services, the relationship between existing licensed premises and other uses in the area as well as nearby residential areas has shown nothing to indicate that there has been anything to hinder the current co-existence among the community with regards to these licensed premises and residential areas, it has more likely improved and enhanced the relationship overall.

What are the local crime statistics related to licensed premises?

In comparison to the previous year, the total number of local criminal incidents has decreased to 4.4% year ending June 2021. In relation to incidents arising from licensed premises however, there is no allocation to such data.



Are there other premises open after 11pm?

Within the Cumulative Impact Assessment Area there is a total of one licensed premises that is open after 11pm, it is The Drouin Family Hotel. The remaining licensed premises open no later than 11pm with Middels Tapas Bar and Restaurant being the only licensed premises that closes at this time.

What is the existing level of amenity in the area?

The existing level of amenity in the cumulative impact assessment area is one which reflects the quintessential regional commercial town centre. There is a typical level of traffic and noise that is always abundant and expected in any common town where the public comes together for necessary needs and services.

What are the reasonable amenity expectations in the area?

The reasonable amenity expectations in the area of assessment are to operate in accordance with acceptable levels of noise, gatherings, cleanliness and tidiness to suffice the corresponding size and proportion of the area in which the land is used, both commercially and non-commercially.

Assessment

Will the proposal significantly increase the number of patrons near sensitive uses at any time?

The proposal will not significantly increase the number of patrons near sensitive uses at any time because the location of the subject land is situated in a Commercial Zone One, with the nearest residential areas situated with an average of two hundred metres in any given direction from the premises, there will be no impact of any significance to these areas of concern at all.

Given the location and planning policy context, will the proposal generate amenity impacts beyond what is reasonable?

Le Meilleur is a vietnamese restaurant on the main street of Drouin. A place that is a perfect area to operate and open for businesses. This proposal will not only add to what is already here, but will further drive and increase overall amenity of the area providing the community with a new place to eat, dine, come together, and experience something that Drouin has not yet been able to offer to the public. This proposal will not generate amenity impacts beyond what is reasonable.

3. The Mix of Licensed Premises

Existing Context

What is the mix of licensed premises in the area?

There is an accumulation of nine total current and existing licensed premises in the assessed cumulative impact area of the subject land.

They are:

1. Drouin's Pizza Burger Lounge, 101 Princes Way Drouin
2. Drouin Thai Restaurant, 1 Bank Place Drouin
3. The Drouin Family Hotel, 65 Princes Way Drouin
4. The Royal Hotel, 2/4 Main South Road Drouin
5. Luciano's, 17A Princes Way Drouin
6. Isshin Japanese House, 2/7 Bank Place Drouin
7. Middels Tapas Bar and Restaurant, 3/94 Princes Way Drouin
8. Hong Kong Inn, 51 Princes Way Drouin
9. Kim's Kitchen, 56 Commercial Place Drouin

Do any licensed premises cater for more than 200 patrons?

1. The Drouin Family Hotel, 65 Princes Way Drouin
2. The Royal Hotel, 2/4 Main South Road Drouin
3. Middels Tapas Bar and Restaurant, 3/94 Princes Way Drouin

How many and what type of licensed premises (especially high capacity venues and packaged liquor outlets) operate after 11pm?

There is one licensed premises that operates after 11pm, The Drouin Family Hotel. The Drouin Family Hotel functions as a bar and restaurant.

Do licensed premises commonly operate at capacity and is queuing outside common?

The Drouin Family Hotel does not commonly operate at capacity, however when and if they do, there has been no evidence of large gatherings or queuing outside its venue.

Do many licensed premises in the area show a high ratio of standing to seating?

Almost all premises in the area show a 1:1 ratio of standing to seating. No.

Are there any local laws regulating consumption of liquor in public spaces?

Consumption and possession of Liquor is prohibited in certain circumstances

(1) A person must not, in or on a Road, Council Land or Public Place, or within a Motor Vehicle which is in or on a Public Place:

- (a) consume any liquor; or
 - (b) have in their possession or control, any liquor other than liquor in a sealed container.
- (2) Clause 4.13(a) does not apply to a Person:
- (a) taking part in a festival or event in respect of which the Council has granted a permit for persons to consume liquor or to have in their possession or control any liquor other than liquor in a sealed container;
 - (b) within authorised premises or licensed premises under the Liquor Control Reform Act 1998 or any subsequent legislation relating to the serving and consumption of liquor; or
 - (c) who has been granted a permit to take liquor into an area prescribed by Council.
- (3) Where an Authorised Officer believes on reasonable grounds that a Person is contravening or has contravened clause 4.13(a), the Authorised Officer may direct the Person to seal any container or dispose of the contents of any unsealed container.
- (4) A Person who fails to obey a direction of an Authorised Officer under clause 4.13(3) is guilty of an offence.
- (5) Council may prescribe certain parts of the Municipal District where the consumption of liquor or the possession of liquor is prohibited.
- (6) No prescription under this clause 4.13(5) will have any force or effect unless signs advising of the prohibitions are erected in the relevant area of the Municipal District.
- (7) Despite sub-clause 1(1), Council may grant a permit for the consumption of any liquor or for the possession of liquor in unsealed containers in or on any road or public place at any time.

Is there any evidence of problems apparent in the area, such as property damage or littering, that may be attributed to alcohol related incidences?

There is no evidence to support or suggest that problems apparent in the area, such as property damage and littering is attributed to alcohol related incidences in the area.

Are complaints (for example, to council or Victoria Police) about licensed premises already being generated in the area?

There are currently no complaints to council or Victoria Police about licensed premises already being generated in the area.

Are there any known enforcement proceedings against licensed premises in the surrounding area?

There are also no known enforcement proceedings currently against licensed premises in the surrounding area.

Assessment

Does the proposal contribute to the diversity of activities and vibrancy in the area?

The addition of Le Meilleur to Drouin's town centre and being the community's inaugural vietnamese restaurant will increase diversity, enhance vibrancy and expand consumer choice in the area. The introduction of Le Meilleur will strongly contribute to the economic development and community attachment that is already apparent in the area. The proposal of Le Meilleur to obtain a general liquor license and become a licensed premises will ensure that the premises can be enjoyed and experienced by all, add value to peoples day to day lives in addition to values such as property and developing estates surrounding the subject land where patrons appreciate and seek good quality amenities that are easily accessible and nearby.

Will the proposal reinforce any existing or create any new impacts arising from the mix of uses in the area?

Le Meilleur will still be predominantly serving food as its main operations, opening for lunch services everyday from 11am to 3pm and dinner services with 9pm being the latest closing time on just two days of the week and possessing one of the earlier latest closing times compared to existing licensed premises in the cumulative impact assessment area. This structure eliminates the opportunity for patrons to consume alcohol late at night and will not reinforce any existing or create any new impacts arising from the mix of uses within the area.

3. Transport and Dispersal

Existing Context

Do closing hours between venues coincide closely or is there a spread of closing hours?

There is a spread of closing hours between existing licensed venues. They include:

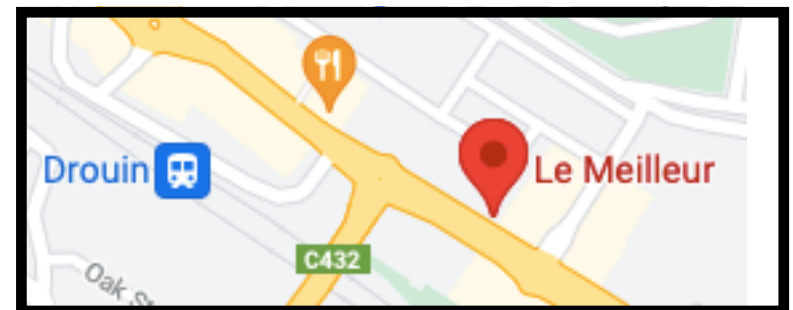
1. Drouin's Pizza Burger Lounge, Latest Closing Time 9:30pm
2. Drouin Thai Restaurant, Latest Closing Time 8:30pm
3. The Drouin Family Hotel, Latest Closing Time 1:00am
4. The Royal Hotel, Latest Closing Time 10:30pm
5. Luciano's, Latest Closing Time 10:00pm
6. Isshin Japanese House, Latest Closing Time 10:00pm
7. Middels Tapas Bar and Restaurant, Latest Closing Time 11:00pm
8. Hong Kong Inn, Latest Closing Time 9:00pm
9. Kim's Kitchen, Latest Closing Time 9:00pm

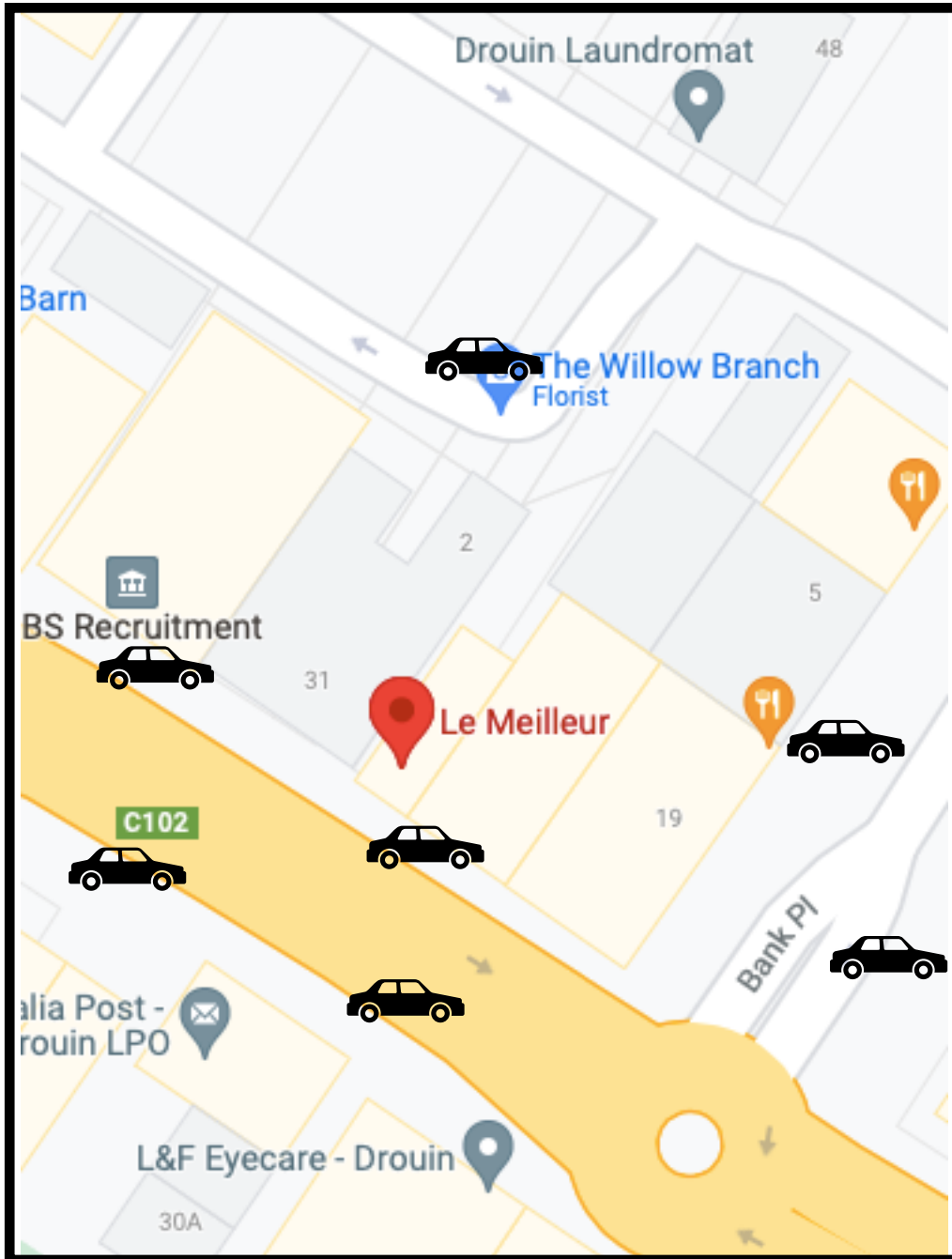
Is there a high number of patrons on the streets after 11pm?

There is not a high number of patrons on the streets after 11pm, as there is only one licensed premises open and operating after 11:00pm within the cumulative impact assessment area.

What public transport is available to patrons leaving the licensed premises at closing time?

Patrons will have access to taxis, buses and Drouin Train Station that is a short two minute walk from the premises.





Are taxi ranks conveniently available to patrons leaving the licensed premises at closing time?

Taxi ranks are not available. However, right in front of the premises are lots of parking with a pedestrian crossing where cars must give way when a person is about to cross. Being on the main street, the road at night and surrounding area is very well lit, making it a safe and secure environment for patrons to wait and access taxis via available street side car parks.

Is there car parking available and where is it located?

There is car parking available on the main street, Princes Way, as well as more spaces around the corner on Bank Place. If that's not enough there is a large car parking bay situated just behind Le Meilleur on Commercial Place.

How do people disperse from the area after leaving a licensed premises?

There is a foot path patrons are able to walk on that is directly in front of the premises. They use this foot path to leave the licensed premises to go home or to their next destination using their chosen method of transportation which can include by foot car or public transport.

Is the movement of patrons through the area known to be an existing problem?

There is no known problem with patrons moving about in the area.

Are there any identified issues with accessing public transport such as frequency or capacity of services?

There are no identifiable issues with accessing public transport, as the routes and times of public transport in the area have been planned well.

Assessment

Is the proposed licensed premises' location or characteristics such as operating hours likely to contribute to any problems for patron dispersal?

The proposed licensed premises has a maximum capacity of thirty patrons and only operates until 9pm on two days of the week. Due to the nature of this premises operating as a dine in restaurant serving full meals seeking to accompanying alcohol as a pairing and enhancement to the food and overall dining experience, it is predicted that this proposed licensed premises will not contribute nor create any problems for patron dispersal coinciding with the aid of abundance and accessibility of public transportation and car parking spaces surrounding the subject land.

Will the proposal reinforce any existing or create any new impacts arising from licensed premises closing times and patron dispersal within the area?

This proposal will not reinforce any existing or create any new impacts arising from licensed premises closing times and patron disposals within the area because of the same reasons stated in the previous question. In comparison to existing licensed premises in the cumulative impact assessment area, Le Meilleur will not reinforce or create any new impacts as a result of having a smaller seating capacity and relatively earlier closing time than most with Drouin Thai Restaurant closing thirty minutes earlier at 8:30pm, however for only two nights only with the remaining two dinner services of the proposed licensed premises closing at 8pm on Wednesdays and Thursdays.

5. Impact Mitigation

Existing Context

Are there sufficient public amenities available for patron use, including toilets and rubbish disposal?

As a dine in restaurant, all rubbish that is made is cleaned and disposed of by the staff at Le Meilleur. There is a recycling bin and rubbish bin that is accessible for staff only to dispose rubbish after patron use. Where takeaway is taken place, it is with our knowledge that patrons take their food to be consumed at home and rubbish is disposed of accordingly. There is accessible toilet facilities for patrons on the premises.

Are there any relevant public safety or enforcement initiatives in the area?

There are current Covid-19 restrictions in place to promote public safety and the well being of all patrons in the area. However these restrictions and regulations are constantly being adjusted on a state level and local government level depending on how serious a situation in a particular area is.

Has the area been developed according to principles of good urban design and safe design?

Le Meilleur has been working with the council effortlessly during the construction phase since opening late August. The development and principles of good urban design and safety principles throughout each stage of the process have been met satisfactorily with approval provided from council.

Assessment

Will the proposal provide mitigation measures to address any negative cumulative impacts?

This proposal addresses all possible negative cumulative impacts and how Le Meilleur is structured and ready to implement these mitigation measures. To summarise, Le Meilleur has a limited maximum capacity of 30 patrons at any given time with the predominant activity being to serve full sized meals to its patrons. The latest closing times for the premises will be 9pm only two days of the week with the other two days being 8pm, 3:00pm for the fifth operating day and closed on the remaining two days of the week. A manager will be present at all times during opening hours and all staff will be equipped with the knowledge and Responsible Service of Alcohol qualification and training. Toilet facilities are accessible on the premises, and drinking water is provided and readily available throughout service. Security cameras, managers and front of house staff will actively manage and monitor the entrance and exit of all patrons at all times to the premises. Located right on the main street directly in front of a flashing pedestrian crossing, the street is well lit at night fostering a safe and secure environment for patrons to make their way home from the premises. With these measures exercised and in place, the risk of late night consumption of alcohol will be mitigated as well as all possible negative cumulative impacts which may occur as a result.

Can any identified negative cumulative impact be satisfactorily reduced by changes to the proposal?

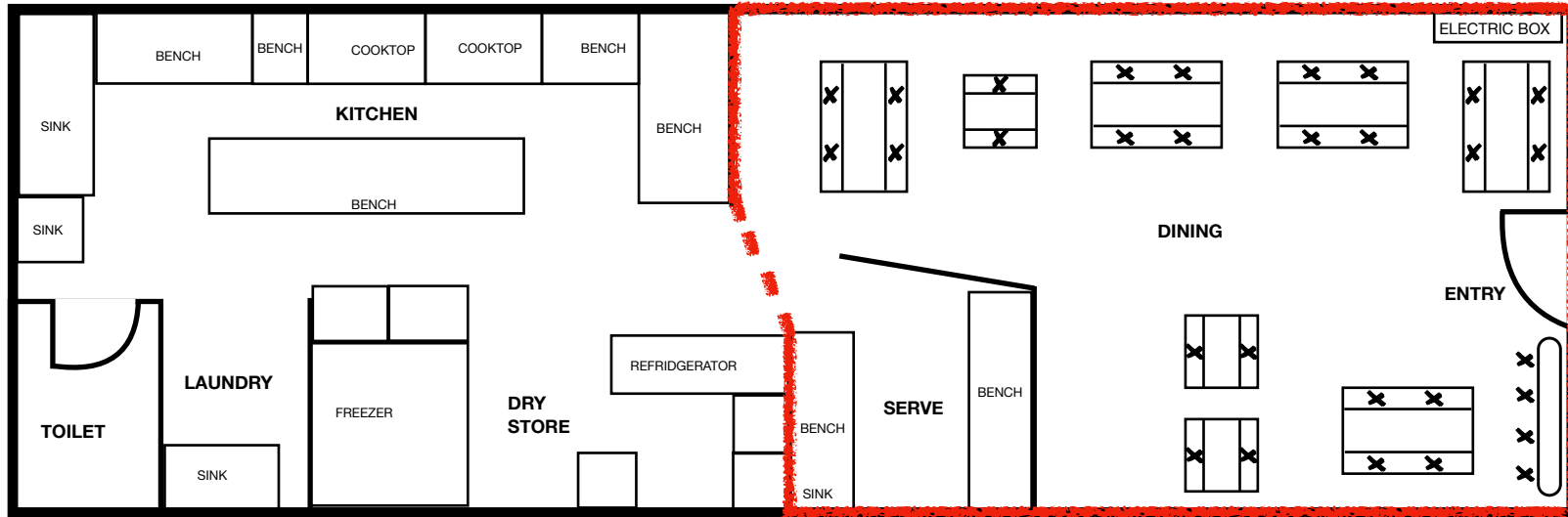
All possible negative cumulative impacts on this proposal have been identified, addressed and considered during and prior to the development of this proposal.

6. Proposed Red Line Plan

4500

7500

5300



27 PRINCES WAY DROUIN

12000

7800



Scale 1:100
 Total Indoor Dining Area 39.75m²
 Total Building Area 63.6m²