

**Our Ref:** 23-02/001233  
**CRC Ref:** MCUI 2023\_5276/1  
**Date:** 15 March 2023

Attn: Ms Rebecca Taranto  
Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN QLD 4873

**VIA EMAIL:** [R.Taranto@douglas.qld.gov.au](mailto:R.Taranto@douglas.qld.gov.au)

Dear Rebecca,

**RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO AN APPLICATION FOR MATERIAL CHANGE OF USE FOR 'BAR ASSOCIATED WITH THE MANUFACTURING OF SPIRITS' OVER LAND AT 1 – 3 OWEN STREET, CRAIGLIE**

Planning Plus acts on behalf of Twenty Twenty Four Pty Ltd (the 'applicant') in relation to the above-described matter.

We hereby provide the following information in response to Council's Information Request dated 23 February 2023.

**1. Bar details**

***The plan and report submitted with the application do not provide sufficient detail with respect to the operation of the bar and the gross floor area subject to the proposal.***

***Please provide further details, including, but not limited to;***

***a. Maximum seating number;***

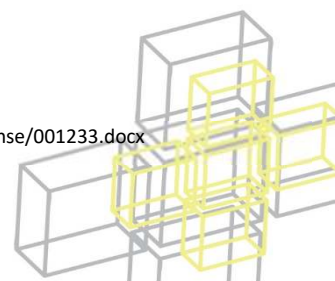
Proposed maximum seating = 60 persons. Proposed maximum patronage = 90 persons.

***b. Days of operation and standard trading hours;***

Proposed operating hours are 11am – 7pm, 7 days a week, however initially the operation will be limited to Wednesday - Sunday.

***c. Details of food and beverage service;***

Food would be basic and consist of toasted sandwiches and small bite-sized plates served from the food truck with current Council food license. At larger events the menu would be increased but still only served from the food truck.



***d. Scaled plan/s identifying the gross floor area available for the consumption of liquor and/or food service;***

Please see updated Site Plan included as **Annexure 1** which provides dimensions of the food and liquor consumption area. The area comprises approximately 238m<sup>2</sup>.

***e. Dependant on maximum seating numbers, provision for increased ablution facilities.***

Proposed maximum patronage = 90 persons. Site currently includes four (4) toilets and two (2) urinals which is considered sufficient for the proposed patronage. The applicant is willing to accept a condition limiting patronage to 90 persons such that any event larger than this would require an event permit under Council's Local Laws and/or a Liquor Licensing permit and details of additional ablution facilities (if any) could be provided then.

***f. Plans demonstrating size, location and content of any proposed advertising devices.***

No new/additional signage is proposed.

***2. Events and Functions***

***Please provide further details with respect to;***

***a. The type of events likely to take place at the venue;***

Blending classes and tastings/educational events, occasional live music highlighting local artists, birthdays, etc.

***b. The anticipated frequency that events or functions will be held at the venue;***

On average one event every 4 – 6 weeks.

***c. The proposed trading hours and days that events or functions will be held;***

Events will typically be held within the standard hours of operation – i.e. Wednesday – Sunday up to 7pm. Any events which are to run later would be subject to an event permit under Council's Local Laws and/or a Liquor Licensing permit.

***d. Details of food and beverage service;***

Food as per item 1(c) above and beverage as per existing Artisan producers license - i.e. Devils Thumb Distilleries own products and other products of a local and artisanal nature.

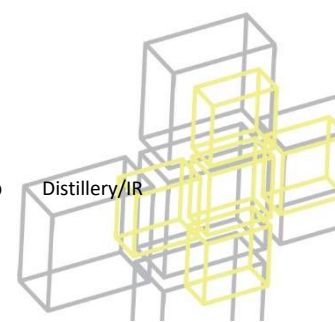
***e. Details of waste receptacles;***

Waste is managed by Cleanaway and recycling by Containers for Change.

***f. Will the proposal involve amplified noise/music? If any, what will be the impacts on any sensitive land uses in the area i.e. Caretakers Residence?***

Amplified music is proposed on occasions, approximately 8-10 times per year. Given the limited hours of operation – i.e. typically up to 7pm only, impacts are not considered to be of concern.

***g. Provide a typical layout plan for functions, for small, medium and large events, that identifies recreational areas, food preparation areas, siting of food van, cold store vans and equipment and amenity facilities.***



The Site Plan included as **Annexure 1** illustrates the facilities for all event sizes. The Food Truck and Cold Store would only be used at medium and large events. See below commentary in relation to car parking.

### **3. Carparking**

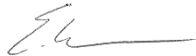
***Council holds concern that the plan and report submitted with application does not provide sufficient detail with respect to carparking associated with the proposed development. Please provide a revised carparking arrangement that shows parking provision for the Bar, and for functions and events. The plans should also identify all abilities carparking.***

The Site Plan included as **Annexure 1** includes 16 onsite carparks including one (1) all abilities space. The planning scheme does not specify a parking rate for a Bar but does for similar land uses such as a Club (1 space per 15m<sup>2</sup> GFA if licensed), Food and Drink Outlet (1 space per 25m<sup>2</sup> GFA) and Function Facility (1 space per 15m<sup>2</sup> GFA). Based on the food and liquor consumption area of 238m<sup>2</sup>, a total of 15.86 (16) spaces would be required. If for any reason more parking was in fact required at larger events, then it is noted that such demand would be infrequent and typically exist outside of usual business hours when the surrounding industrial area would be largely vacated and onstreet parking would be available without detriment to surrounding businesses.

This letter and attachments constitute the applicant's full response to the information requested.

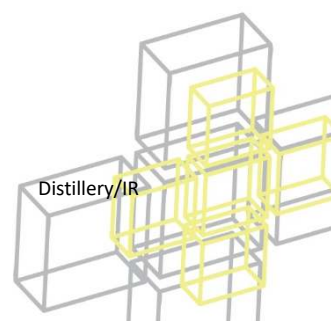
We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully



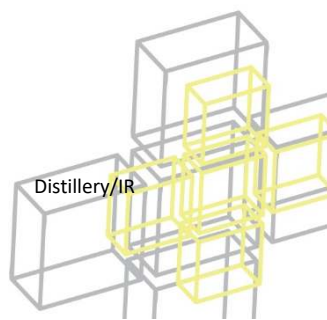
**Evan Yelavich**  
**Director / Planner**  
**Planning Plus QLD Pty Ltd**

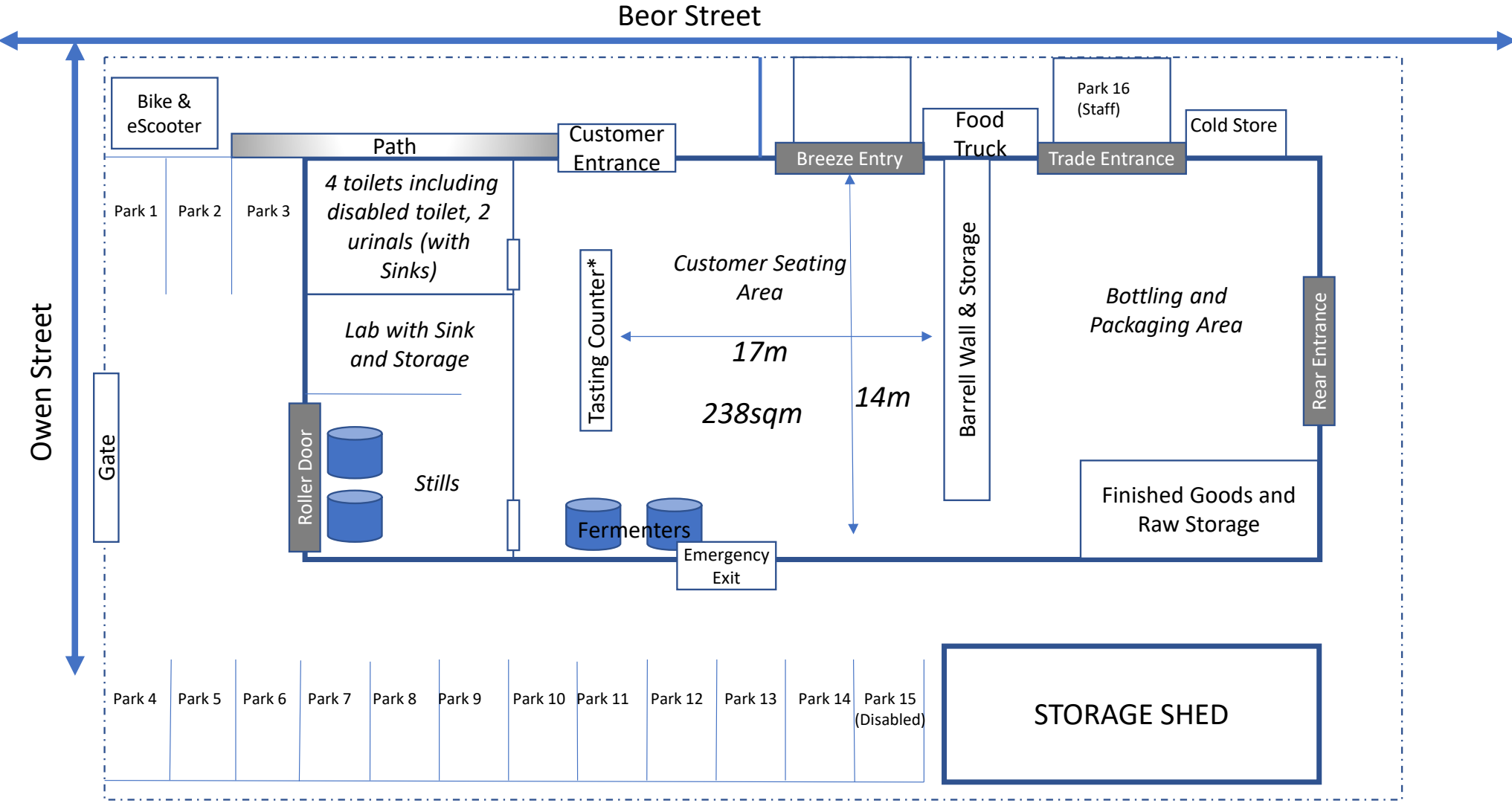
enc.      Annexure 1:      Site Plan



# Annexure 1

## Site Plan





\*Ice Machine, Glass Washer, Till etc

Devils Thumb Distillery 1-3 Owen Street