

23 February 2023

Enquiries: Rebecca Taranto
Our Ref: MCUI 2023_5276/1 (Doc ID:1141900)
Your Ref: 001227

Administration Office
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Twenty Twenty Four Pty Ltd (Tte)
C/- Planning Plus
PO Box 399
Redlynch QLD 4870

Email: evan@planningplusqld.com.au

Dear Sir/Madam

Under the *2018 Douglas Shire Planning Scheme*, the subject premises lies within the Industry zone. Within this zone, the Planning Scheme considers the development of a Bar as impact inconsistent. As the proposed Bar is to be associated with the approved Undefined Use (manufacture of spirits), the proposed Bar should be small scale and subservient to the existing approved use.

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to your development application that was received on 14/02/2023.

Applicant Details

Name: Twenty Twenty Four Pty Ltd (Tte)
Postal Address: C/- Planning Plus
PO Box 399
Redlynch QLD 4870
Email: evan@planningplusqld.com.au

Property Details

Street Address: 1-3 Owen Street Craiglie
Real Property Description: Lot 21 on SP201317
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUI 2023_5276/1
Approval Sought: Development Permit

Nature of Development Proposed:	MCU - Material Change of Use
Description of the Development Proposed:	Material Change of Use (Bar associated with manufacturing of spirits)

Additional Information Requested

The following additional information is requested in order to complete an assessment of the application:

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;
- b. Days of operation and standard trading hours;
- c. Details of food and beverage service;
- d. Scaled plan/s identifying the gross floor area available for the consumption of liquor and/or food service;
- e. Dependant on maximum seating numbers, provision for increased ablution facilities.
- f. Plans demonstrating size, location and content of any proposed advertising devices.

2. Events and Functions

Please provide further details with respect to;

- a. The type of events likely to take place at the venue;
- b. The anticipated frequency that events or functions will be held at the venue;
- c. The proposed trading hours and days that events or functions will be held;
- d. Details of food and beverage service;
- e. Details of waste receptacles;
- 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?
- 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.

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.

Due Date

The due date for providing the requested information is 23 May 2023 accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Please quote Council's application number: MCUI 2023_5276/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Rebecca Taranto on telephone 07 4099 9444.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Hoyer', with a small dot at the end.

For
Paul Hoyer
Manager Environment & Planning