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1 May 2026

Crafty Monk Brewing Pty Ltd
C/- Plan A Town Planning Pty Ltd
PO Box 13
FORTITUDE VALLEY QLD 4006

ATTENTION: Garrett McVilly

Application Reference: A006953347
Address of Site: 364 NEW CLEVELAND RD TINGALPA QLD 4173

Dear Garrett,

RE: Further advice

Council have undertaken an assessment of the proposed extension to the hours of operation and intensification of the outdoor dining area with the installation of a pizza oven for the Food and drink outlet and do not consider these changes to be a section 81 minor change in accordance with the *Planning Act 2016*.

The proposal has been considered in the individual circumstances of the development and in the context of the change proposed as per schedule 1(3) of the DA rules and is a substantially different development as the changes could give rise to new or intensified impacts on the amenity of the sensitive uses surrounding the development.

As such, the minor change application should be withdrawn and a s82 other change application should be lodged in the appropriate form.

Use

- 1) It is considered that the proposed extension to the hours of operation from 9pm to midnight does not align with the approved Food and drink outlet use in the Industry investigation zone and that the premises could be considered as a 'Bar' or 'Hotel' use as per Schedule 1 Definitions of *City Plan 2014*. It also appears that the development's current operations may also align with a 'Function facility'.
 - a) Confirm how the use aligns with the existing Food and drink outlet approval including information about how food and alcohol is consumed by patrons and is subordinate to the primary use. Further information is also required on the location of the pizza oven and how this will operate within the outdoor dining area; and
 - b) Provide justification on how extension to the hours of operation and current use of the premises would not be more appropriately defined as a Bar, Hotel and/or Function facility. Alternatively,
 - c) Apply for the most appropriate use of the premises through the s82 Other Change process, noting these uses referenced in item 1(b) are generally not anticipated within the Industry investigation zone.

Following on from the above issues, the future s82 other change application will also need to ensure the following issues is addressed:

Noise

- 2) It is noted that the current Acoustic report submitted does not sufficiently consider how the development is currently operating (e.g. building openings, speaker locations, maximum patron capacity for external dining, live music, the pizza oven etc.). Submit an updated Acoustic report, prepared in accordance with the Noise impact assessment planning scheme policy (PSP) which reviews how the operations currently occur and provide a description about these activities, including the location of areas used by patrons, the number of patrons in each area, speaker locations, speaker output levels in dB(C) to meet the development conditions and all other relevant factors relating to the site's operations as they occur:
- a) Provide the maximum number of patrons at indoor and outdoor areas and incorporate this into the emission source data, and ensure the outdoor areas are clearly shown on proposal plans;
 - b) Assess the total patron noise from indoor and outdoor areas as a whole emission;
 - c) Prepare and submit a speaker layout plan in accordance with the speaker levels provided in the report;
 - d) Clarify whether any of the following are proposed; live music, use of musical instruments, functions/function areas, stages etc. Recent attended (on site) measurements of amplified music allow data should be obtained to describe the use as it operates;
 - e) Confirm whether amplified sound is only produced for low level background music, not for amplified voice with a microphone;
- a) Discuss and provide information on how the development currently complies with the conditions of the development approval and approved plans;
 - b) Identify on the proposed plans where a designated outdoor smoking area is proposed.

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely,



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Development Services
Brisbane City Council