



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **13 Toxteth Court, Douglas River**
CT 114018/6

PROPOSAL: **Commercial Kitchen - Food Services**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer.

Representations must be received before midnight on 24 June 2026.

APPLICANT: **Fu-Hung Roy Lin**

DATE: **04/12/2024**

APPLICATION NO: **DA 2024 / 244**

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	
Is the property on the State Heritage Register? (Circle one)	Yes / No
For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	
Personal Information Protection Statement	

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:


- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Checklist of application documents: *Taken from Section 6 of the Planning Scheme*

An application must include:

- a signed application form;
- any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- details of the location of the proposed use or development;
- a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (xxiii) materials and colours to be used on roofs and external walls.

SEARCH OF TORRENS TITLE

VOLUME 114018	FOLIO 6
EDITION 7	DATE OF ISSUE 27-May-2019

SEARCH DATE : 14-Oct-2024

SEARCH TIME : 11.57 PM

DESCRIPTION OF LAND

Parish of BICHENO, Land District of GLAMORGAN
 Lot 6 on Sealed Plan 114018
 Derivation : Part of 2096 Acres Gtd to James Barnard, John
 Foster and Robert Officer
 Prior CT 104370/1

SCHEDULE 1

M756052 TRANSFER to FU-HUNG ROY LIN and YI-JU CHEN
 Registered 27-May-2019 at noon

SCHEDULE 2

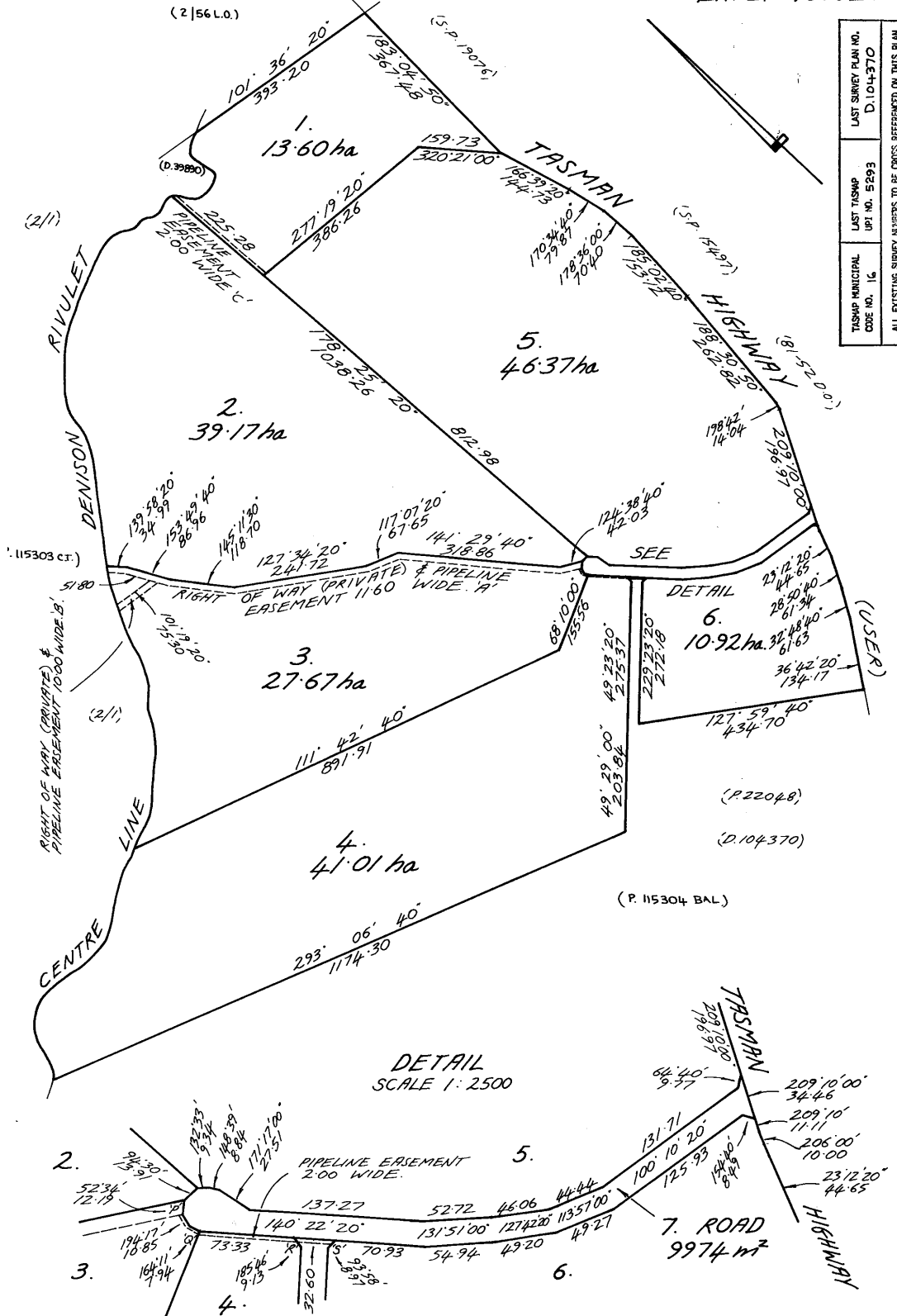
Reservations and conditions in the Crown Grant if any
 SP 114018 EASEMENTS in Schedule of Easements
 SP 114018 COVENANTS in Schedule of Easements
 SP 114018 FENCING COVENANT in Schedule of Easements
 E180415 MORTGAGE to Commonwealth Bank of Australia
 Registered 27-May-2019 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

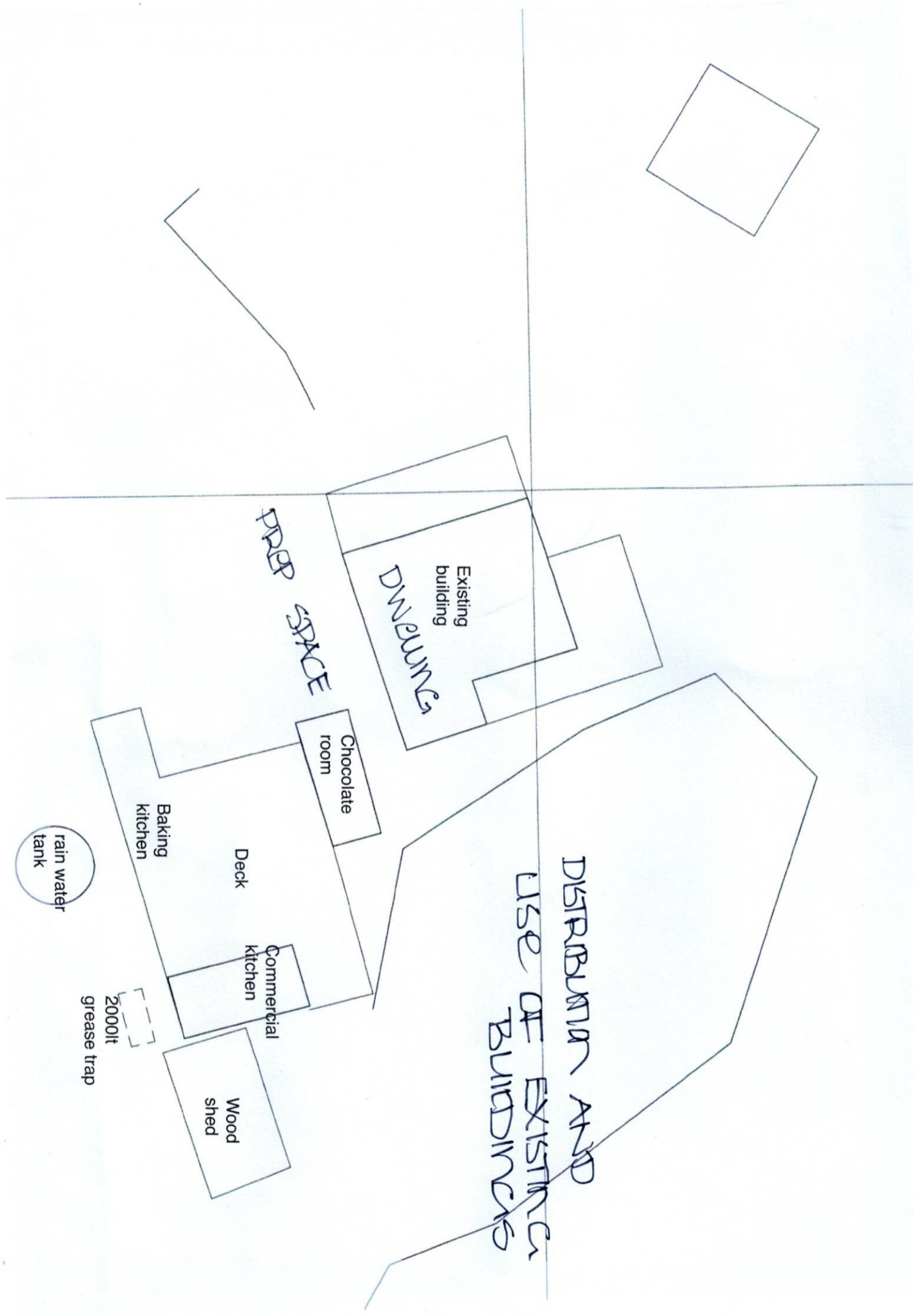
No unregistered dealings or other notations

Owner: <i>NEWLANDS MANAGEMENT PTY LTD AND OTHERS.</i>	PLAN OF SURVEY by Surveyor <i>A.S. HAMILTON OF BICHENO</i> of land situated in the LAND DISTRICT GLAMORGAN PARISH BICHENO	REGISTERED NUMBER SP114018
Title Reference: <i>C.T. 104370-1</i>	SCALE 1: 6000 MEASUREMENTS IN METRES	Approved Effective from: 22 DEC 1994 <i>[Signature]</i> Recorder of Titles
Grantee: <i>PART OF 2096 ACRES GRANTED TO JAMES BARVIARD, JOHN FOSTER & ROBERT OFFICER</i>		

~~EARLY ISSUE~~



TASMANIAN MUNICIPAL CODE NO. 16	LAST TASMANTIAN SURVEY PLAN NO. D.104370
LAST TASMANTIAN SURVEY PLAN NO. D.104370	LAST TASMANTIAN SURVEY PLAN NO. D.104370
LAST TASMANTIAN SURVEY PLAN NO. D.104370	LAST TASMANTIAN SURVEY PLAN NO. D.104370



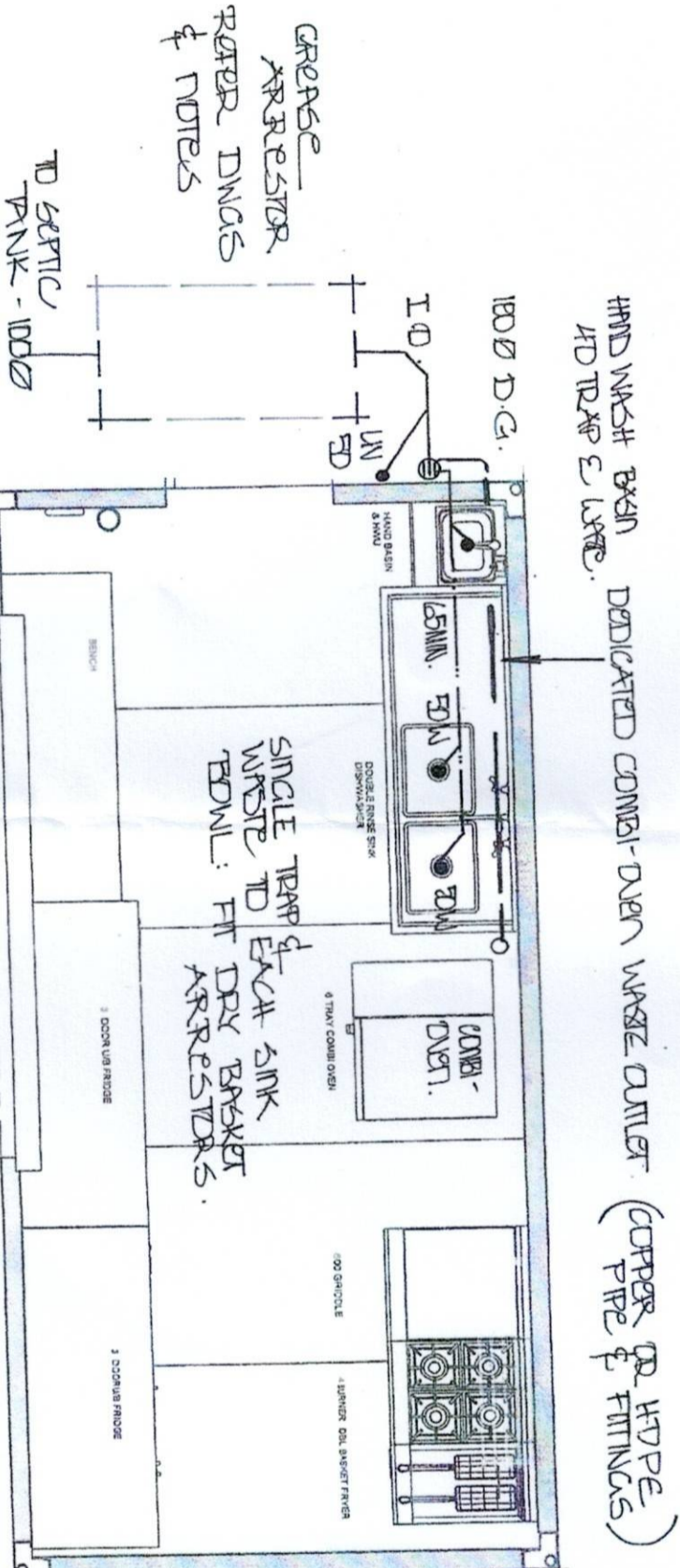
11/24

TEL - 0418 597 741 E - info@recthyd.com.au

DATE	5/16	SCALE	1:1	DESIGNER	ROD COOPER	PROJECT	13 TOXICITY BOARD
DRAWING NO	DWG-H-	REV	A			TITLE	SITE INFORMATION

REC

HYDRAULIC DESIGN CONSULTANTS CC963M



NOTE: IF COMBI-OVEN IS SELF-CLEANING TYPE THE COLD WATER SUPPLY TO TRAP ISN MUST BE FITTED WITH A REDUCED PRESSURE ZONE DEVICE (RPZD)

Ralph Douglas Williams
 MIEAust CPENG NER
 APEC Engineer (InPEAust)
 Membership No. 2445628
 CC4703F Civil TAS, PRE0001651 NSW
 RPE019577 Civil, Structural QLD
 PED010023 VIC, 175248ES NT, 175748EH NT
 SIGNED: *[Signature]* DATE: 17/11/24

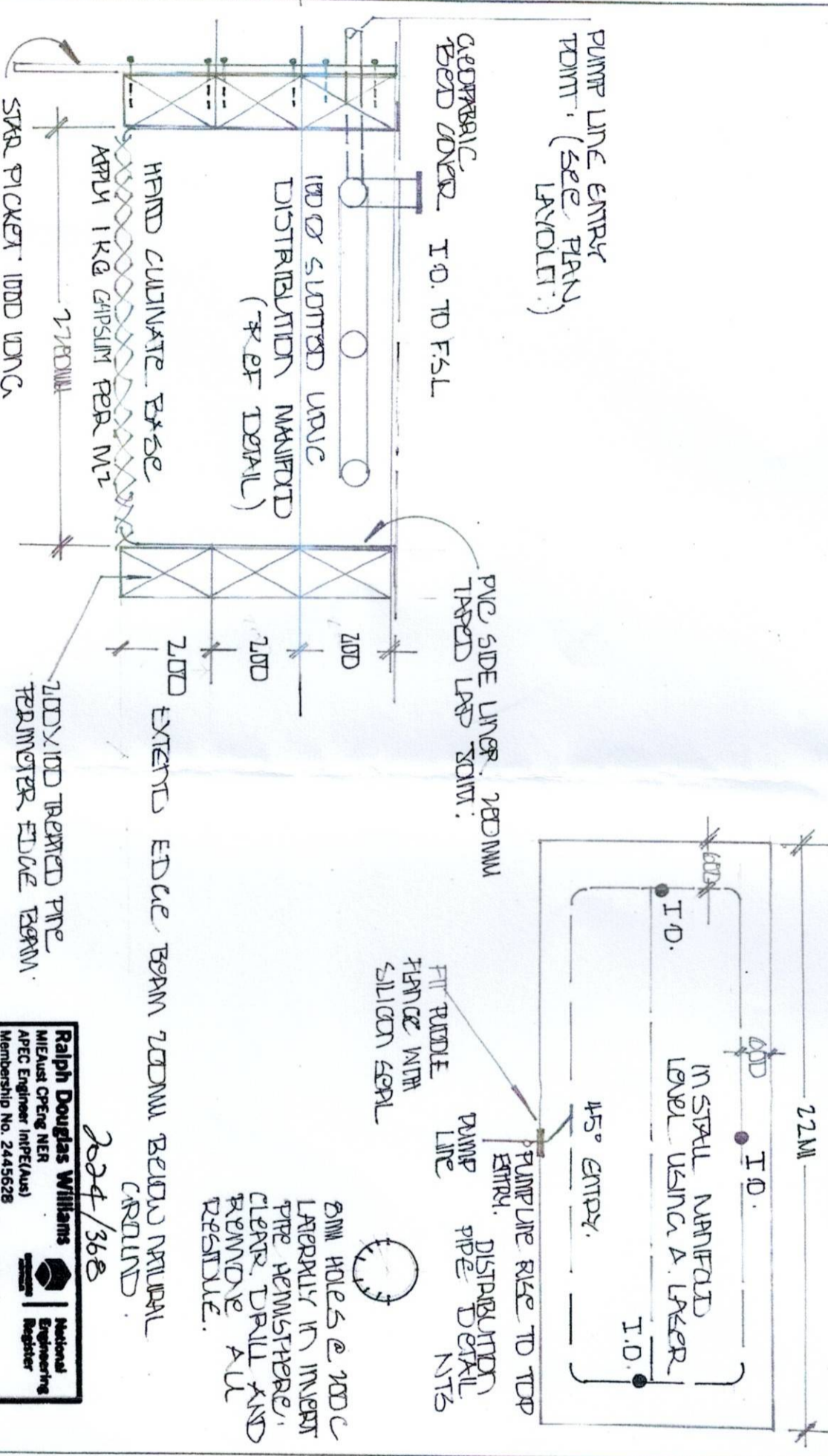
KITCHEN MODULE
 RY DEVELOPER

24/64

REC HYDRAULIC DESIGN CONSULTANTS CC963M

DATE: 2024/3/28	DESIGNER: RY	PROJECT: KITCHEN MODULE
DRAWN BY: DWG-H	REVISION: R00	CLIENT: RY DEVELOPER
	APPROVED: A	

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 or in doubt - ASK BEFORE PROCEEDING



PUMP LINE ENTRY POINT. (SEE PLAN LAYOUT.)

CEMENTAL BED COVER I.O. TO F.S.L.

100 Ø SUPPORTED PVC DISTRIBUTION MANIFOLD (REF DETAIL)

100 Ø SIDE LINER. TAPERED LAP JOINT.

200 Ø HDPE EDGE BEAM 200MM BEYOND MANIFOLD CROWN.

200 Ø EXTENDS EDGE BEAM 200MM BEYOND MANIFOLD CROWN.

200 Ø TREATED PVC PERIMETER EDGE BEAM.

200 Ø HDPE EDGE BEAM

APPLY 1 KG GRIPSLIM PER M²

STAR PICKER. 100 Ø LONG AT 100 Ø CENTRES: FIX TO EDGE BEAM WITH 8 Ø X 100MM DADA SCREWS

REC HYDRAULIC DESIGN CONSULTANTS CC963M

DATE	17/11/24	SCALE	A5	DESIGNER	ROD COOPER	PROJECT	STARBUCK ROADS
DRAWN BY	DWG-H	NO.	6	CHKD BY	A	TITLE	HYDRAULIC DESIGN

2024/368

Ralph Douglas Williams
 MIEAUSI Openg NER
 APEC Engineer (InPE/Aus)
 Membership No. 2445628
 CCA703F Civil TAS, PRE0001651 NSW
 RPE019577 Civil, Structural QLD
 PEO010023 VIC, 1757485 NT, 1757488 NT

SIGNED: *[Signature]* DATE: 17/11/24

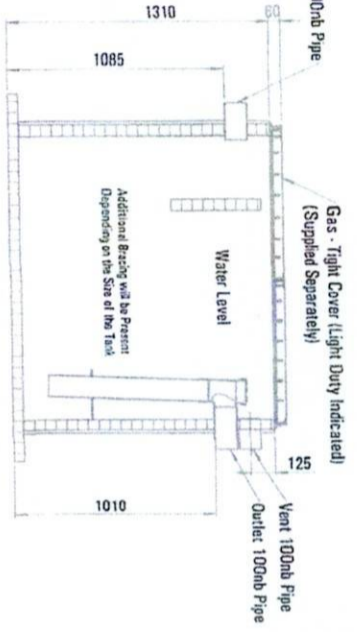
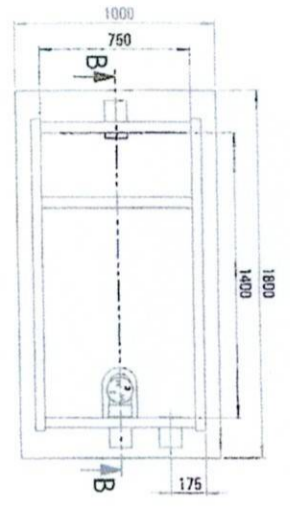
TEL: 0418 597 741

National Engineering Register

100 DPA
C.X.
VENT

ACTIVATED CARBON
VENT
COWL

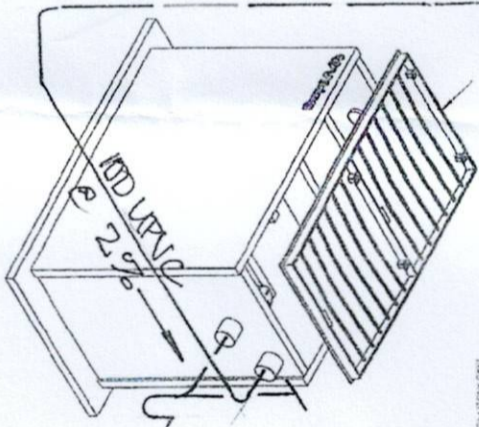
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SECTION 8-B

NOTES:

- The tank including baffles is constructed from Polypropylene & PP construction panel. Pipe are made the polypropylene PP.
- We recommend the appropriate use of the tank, design and its proposed location, be verified by our technical authority prior to order placement.
- Customer dimension units can be made to order for situations limited by space. If required call Viking Plastics on (02) 9387 2292.
- For more detailed information on installation and maintenance, please refer to the Installation & Maintenance Guidelines available on Viking Plastics website: www.vikingplastics.com.au/spec-sheet



100 DPA URV @ 2%

100 DPA URV @ 2%

MAIN KITCHEN
GREASE
TRAP

Viking
Viking Plastics Engineering Pty Ltd
141 ROSSINGTON DRIVE, BOWEN, QLD 4212, AUSTRALIA
P: 418 980 2292 E: info@vikingplastics.com.au
www.vikingplastics.com.au

REV	DESCRIPTION	APP. DATE	BY	CHECKED	DATE
1	Original				

Ralph Douglas Williams
MIEAust CPENG (NER)
APEC Engineer (IntPEAus)
Membership No. 2445628
CCA4703F Civil TAS, PRE0001651 NSW
RPEQ19577 Civil, Structural QLD
PE0010023 VIC, 175748ES NT, 175748EH NT
SIGNED: *R.D.W.* DATE: 17/11/24

REC HYDRAULIC DESIGN CONSULTANTS CC963M

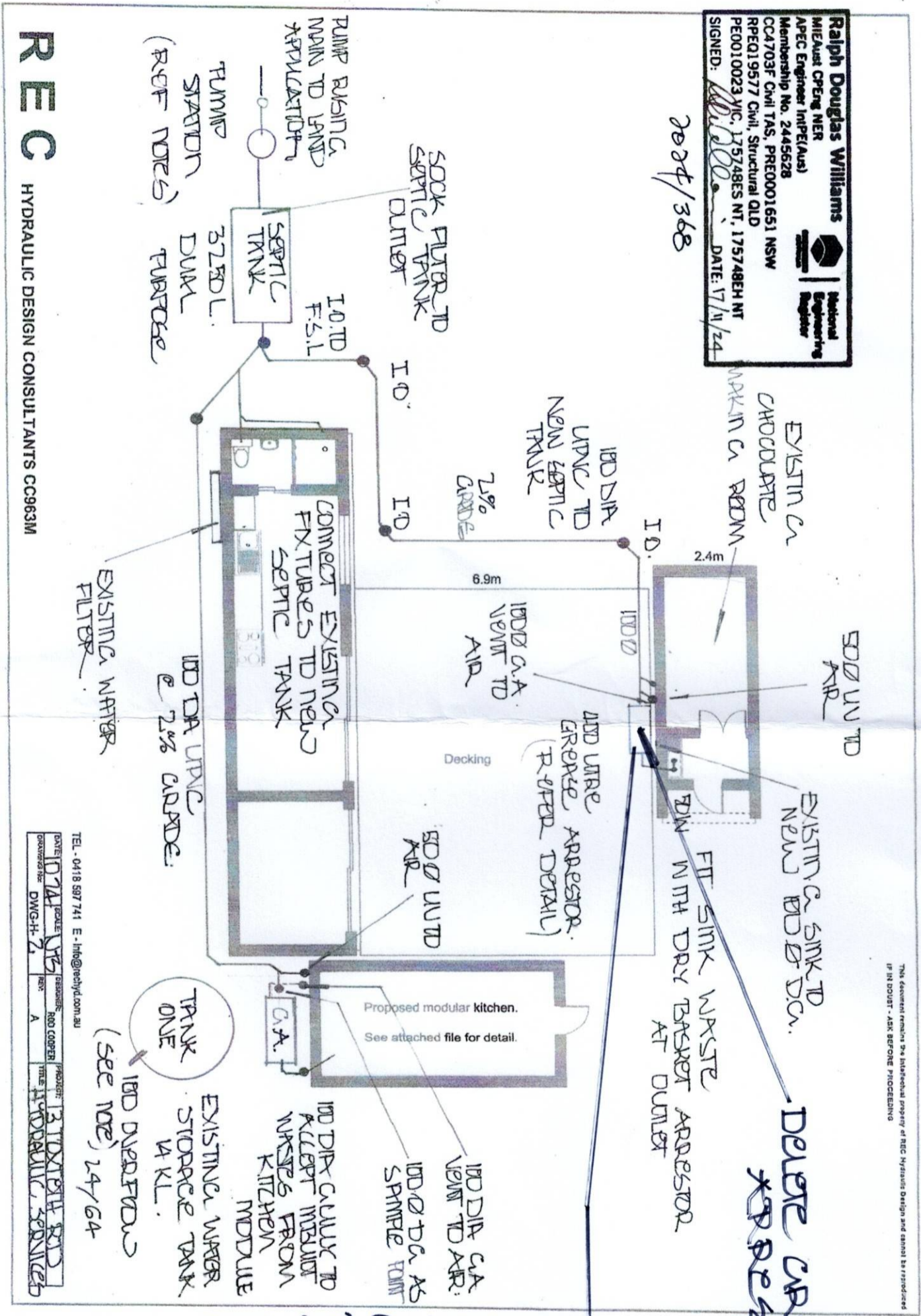
DATE	SCALE	DESIGNER	REVISION	PREPARED
17/11/24	A3	R.D.W.	A	R.D.W.

TEL: 0418 987 741 E: info@viedy.com.au

24/64

Ralph Douglas Williams
 MIEAust CPEng NER
 APEC Engineer IntPE(Aust)
 Membership No. 2445628
 CCA703F Civil TAS, PRE0001651 NSW
 RPE019577 Civil, Structural QLD
 PE0010023 VIC, 175748ES NT, 175748EH NT
 SIGNED: *[Signature]* DATE: 17/11/24

2024/368



REC HYDRAULIC DESIGN CONSULTANTS CC963M

DATE	SCALE	DESIGNER	REVISION	NO. COPIES	PROJECT
07/11/24	1:1	RDG	1	3	3 TOXIC BOTTLES
DWG-H-2			A		HYDRAULIC SERVICES

TEL: 0418 597 741 E: info@rechyd.com.au

NOTE:

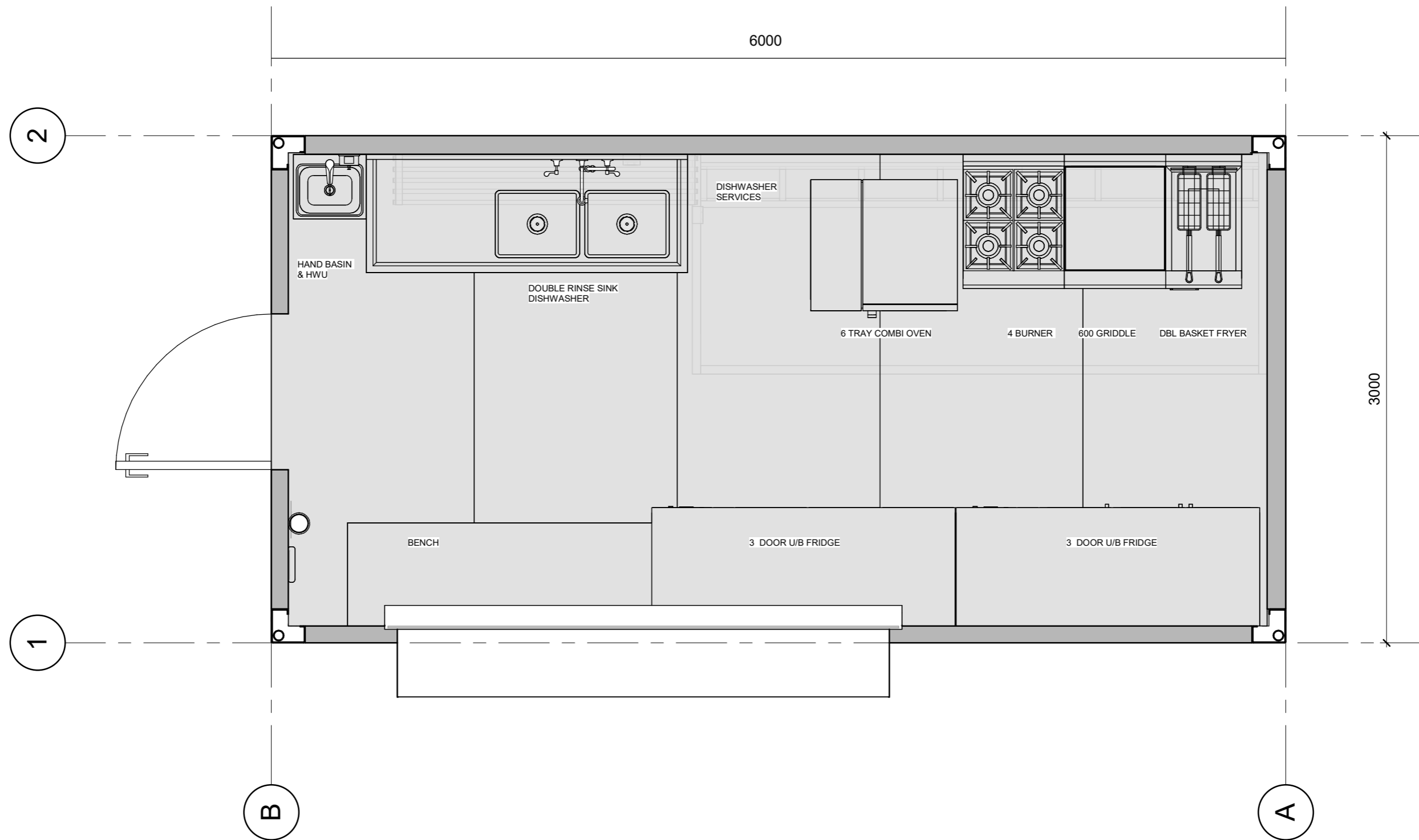
PROPRIETOR CONFIRMS ALL PREPARATION THAT COULD GENERATE ANY TRADE WASTE IN EXIST CHOCOLATE MAKING ROOM WAS BEEN RELOCATED TO DRAIN TO NEW CARPENSE XPR RESTOR.

14.02.2025

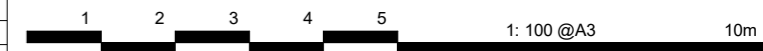
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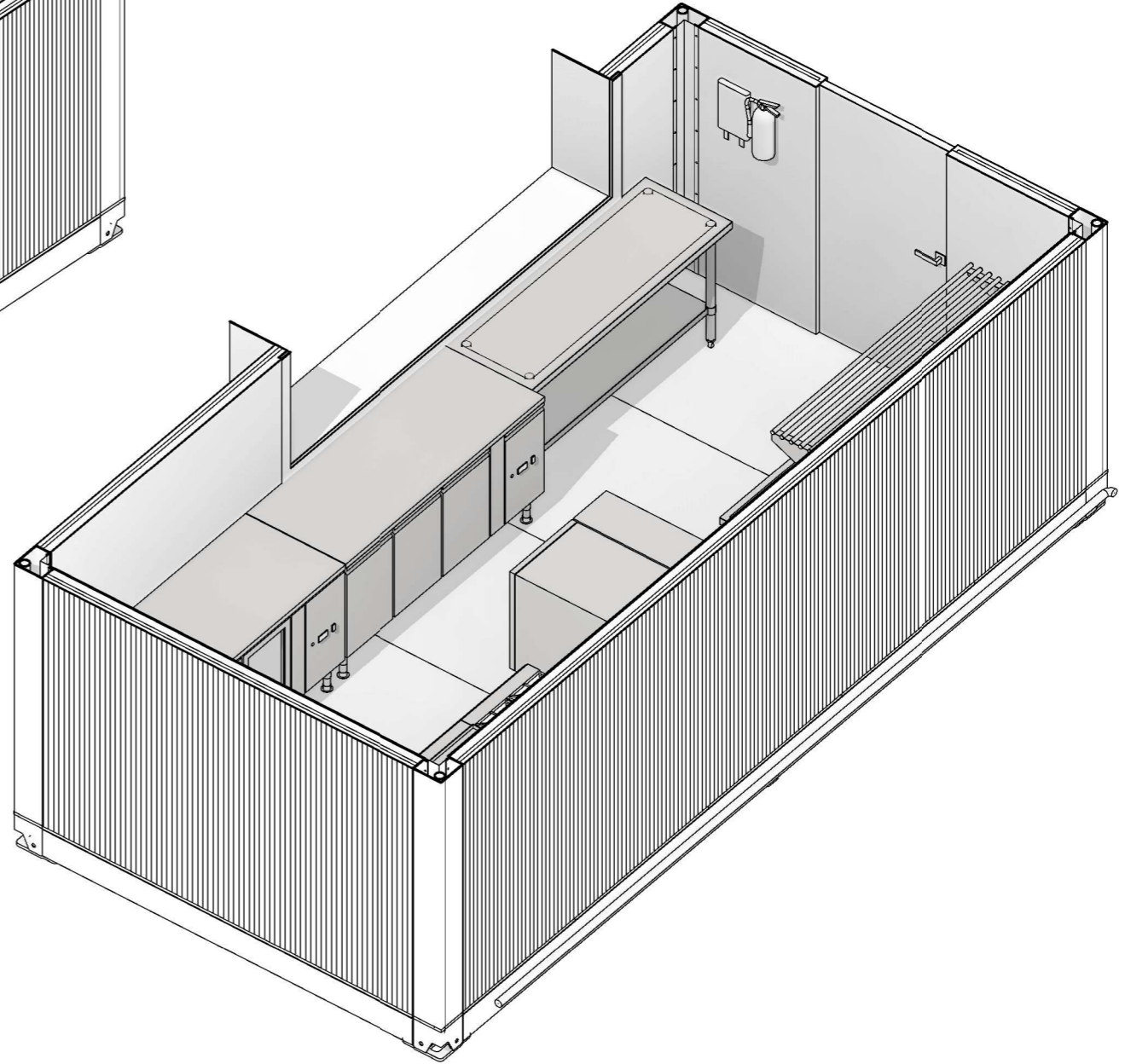
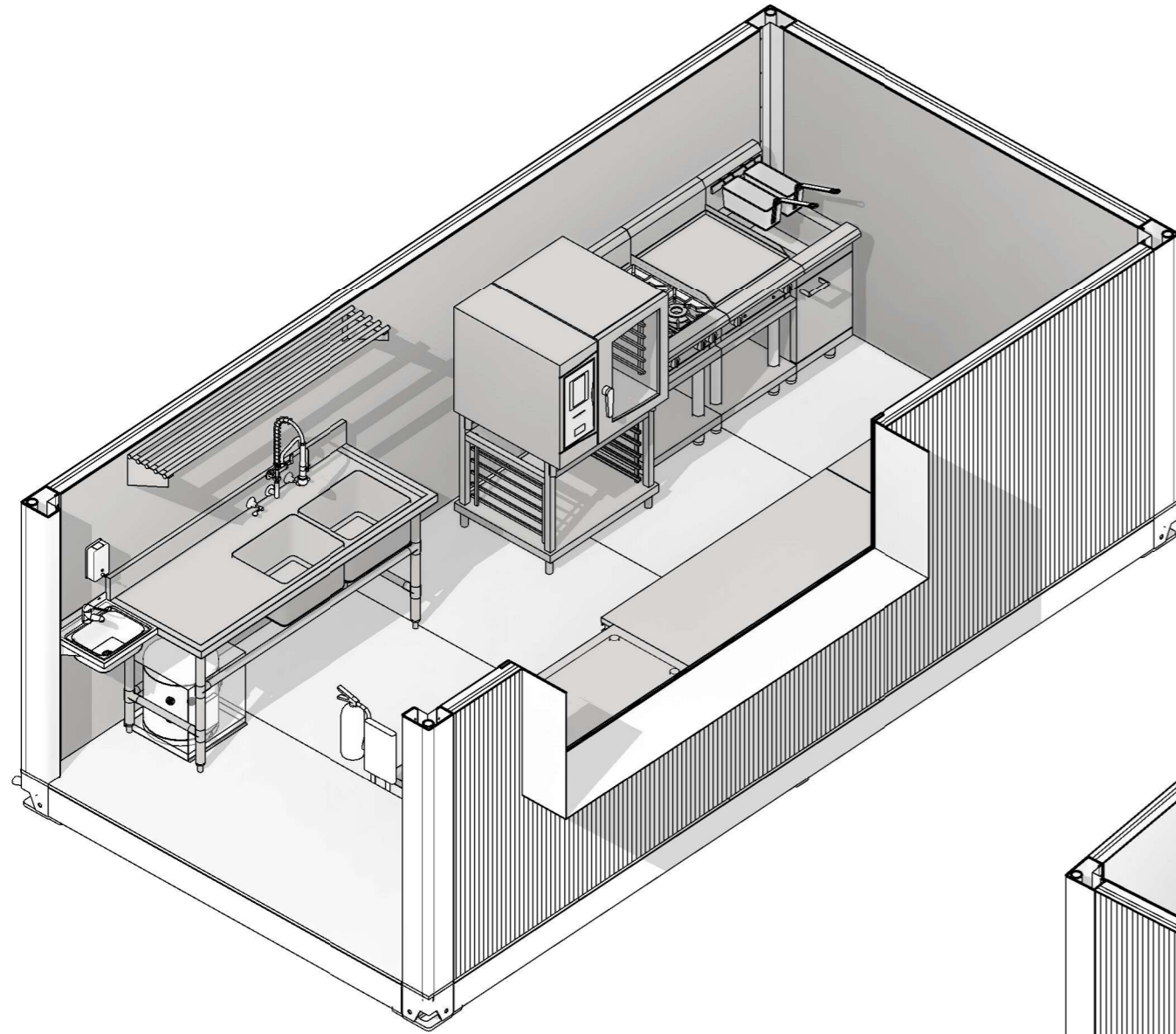
14.02.25
[Signature]

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NO	DESCRIPTION	DATE





3PE. MOD03
build 3D
 SHEET 2

NO	DESCRIPTION	DATE



DATE: 23/08/24
 SCALE 1: @A3