



**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:** 11 Vicary Street, Triabunna  
CT 63087/1

**PROPOSAL:** Change of Use to Sports & Recreation  
(Gym/Wellness Centre)

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the Chief Executive Officer. Representations must be received before midnight on Friday 24 October 2025.

**APPLICANT:** Shamrin Husain  
**DATE:** 30/09/2025  
**APPLICATION NO:** DA 2025 / 170

## 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:	SHAMRIN HUSAIN		
Contact person: (if different from applicant)			
Address:	11 VICARY ST		
Suburb:	TRIABUNNA	Post Code:	7190
Email:	ADMIN@BODYINFORM.COM.AU	Phone: / Mobile:	0421106973

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

Owner (if different from applicant)	GEOFF & DEBBIE DUNKIN		
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:	11 Vicary Street		
Suburb:	Triabunna	Post Code:	7190
Size of site: (m <sup>2</sup> or Ha)	building footprint - 112m <sup>2</sup> and internal - 105m <sup>2</sup>		
Certificate of Title(s):	Nil		
Current use of site:	Sports and recreation - gym/wellness centre		

### General Application Details *Complete for All Applications*

Description of proposed use or development:	The proposed development is for a mobility and Wellness Centre offering health, fitness, and recovery services to the local community. The facility will provide a range of exercise and training equipment, personal training, pilates classes, boxing, recovery amenities such as stretching, massage chairs, and a fitbar for supplement needs for all groups of age. The centre will be used for the purpose of promoting physical fitness, rehabilitation, and overall wellbeing in a safe, supportive, and accessible environment to all.	
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)	<input type="checkbox"/> Yes / No <input checked="" type="checkbox"/>	

### For all Non-Residential Applications

Hours of Operation	24/7
Number of Employees	1
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	The proposed Gym and Wellness Centre will have minimal delivery requirements. Deliveries will generally consist of small quantities of health supplements and related consumables, transported via standard courier or light commercial vehicles (e.g., vans or small trucks) from suppliers in Sydney/Melbourne. Deliveries are expected to occur on average once per week or less. No large-scale freight or heavy vehicle deliveries are anticipated.
Describe any hazardous materials to be used or stored on site	NONE
Type & location of any large plant or machinery used (refrigeration, generators)	NONE
Describe any retail and/or storage of goods or equipment in outdoor areas	NONE

### 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:	29/09/2025
----------------------	---	-------	------------

### 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:	
--	--	-------	--

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.***



## Proposed Use of Premises – 11 Vicary Street, Triabunna 7190

We propose to establish a Mobility and Wellness Centre at 11 Vicary Street, Triabunna 7190.

The centre will specialise in providing a wide range of health, fitness, and community-focused services, including:

1. 24/7 Access Gym facilities to cater for the varied schedules of local residents.
2. Pilates Classes for all ages and abilities, promoting strength, balance, and core fitness.
3. Boxing Classes for fitness, discipline, and community engagement.
4. Personal Training tailored to: rehab, people with disability, and sports training and performance improvement.
5. Recovery Area featuring massage chairs to support rest and injury prevention.
6. FitBar to provide the community with education on nutritional supplements and to prepare healthy supplement drinks.

In addition to the indoor facilities, the property contains a large backyard area. We intend to utilise this space as a dedicated parking area to accommodate the expected influx of visitors and ensure minimal impact on surrounding streets.

## Proposed Signage

Type: Non-illuminated sign

Dimensions: 3800mm x 600mm

Location: To be installed on an external pole at the front of the premises

Our aim is to provide Triabunna and the surrounding community with a modern, inclusive, and supportive wellness hub that promotes healthy living, accessibility, and social connection.



## Signage details



## Walkway





## Driveway



## Parking Space







## Site plan





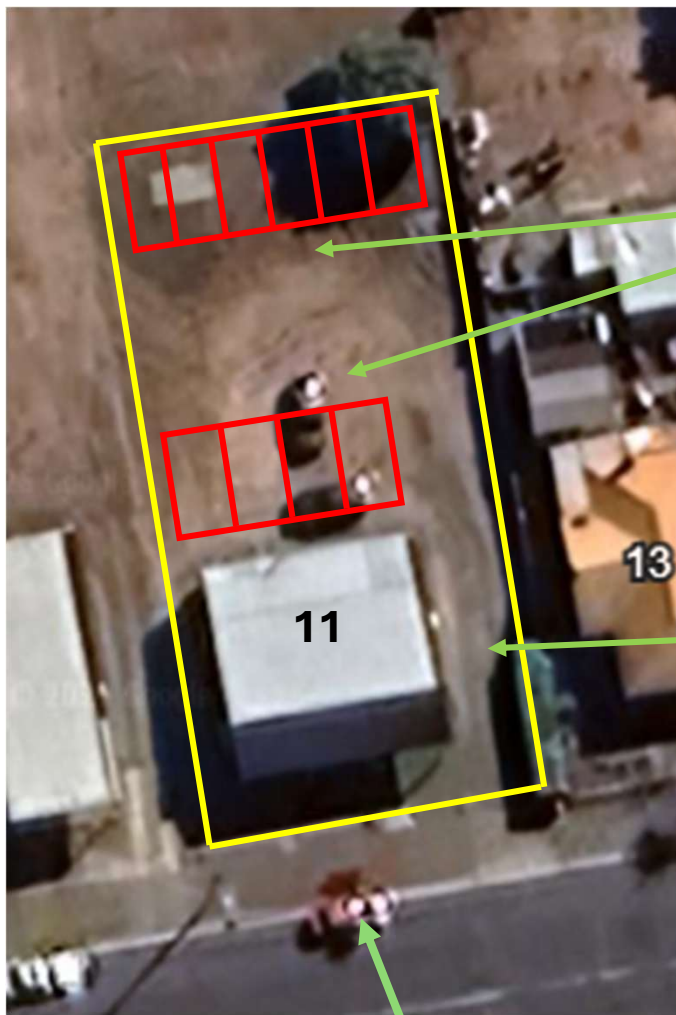
## 11 Vicary street, Triabunna, 7190

Proposed usage of existing commercial building  
BIF Mobility and Wellness centre.





## Vehicular movements associated with 11 Vicary street.



Parking for 10 vehicles  
at the rear of building.

Existing Driveway on  
eastern side of Building.

Drop off and pick up attendees from kerb side at  
11 Vicary street for vehicles travelling easterly.

Owner M. I. Castle  
 Title Reference Conv. 38/7140

Areas of Parcels	
Lot Number	Area
1	29 $\frac{5}{8}$
Total	29 $\frac{5}{8}$

**PLAN OF SURVEY**  
 by Surveyor A. C. Puckock  
 of land situated in the  
**TOWN OF TRIABUNNA**  
 Sec. F

Grantee: Portion of 3 Acres, George  
Rudd Purchaser

Scale 30 Feet to an inch

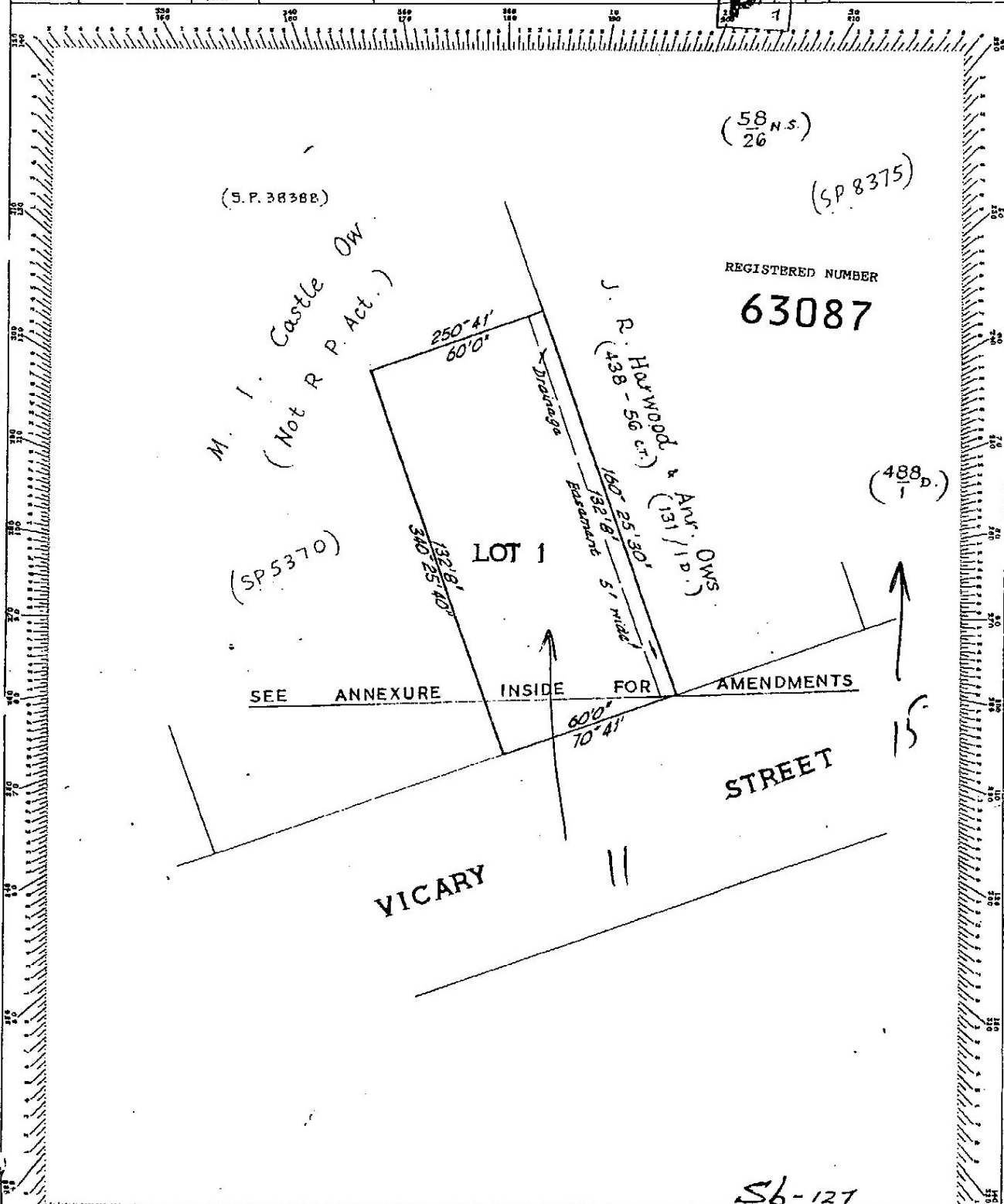
Registered Number  
**S.P. 2099**

Filed by: James C. Castle  
 on 28 May 1969 at 3:20

Receipt No. 356  
 Receiving Clerk [Signature]

Effective from 28 May 1969  
 Recorder of Titles [Signature]

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE



S6-127

# CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

## TORRENS TITLE

VOLUME 63087		FOLIO 1
EDITION 8	DATE OF ISSUE 01-Oct-2003	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

*Alice Kawa*

Recorder of Titles.



### DESCRIPTION OF LAND

Town of TRIABUNNA  
Lot 1 on Sealed Plan 63087 (formerly being SP2099)  
Derivation : Part of 3 acres Section F Gtd to G Rudd  
Prior CT 2481/91

### SCHEDULE 1

C452508 TRANSFER to GEOFFREY LAWRENCE DUNKIN and DEBBIE ANNE  
HALLETT Registered 01-Oct-2003 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 63087 FENCING COVENANT in Schedule of Easements