



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061778

PROPOSAL: Partial Change of Use to Food Services (Food Services)

LOCATION: 1 Boyes Street, Dulcote

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 01/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01/07/2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 01/07/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **Partial Change of use to Food Services**

Location: **1 Boyes St Dulcot Tas 7025**

Personal Information Removed

Is the property on the Tasmanian Heritage Register?

Yes No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as



exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Memory Hatendi

Current use of site:

Agricultural Operations

Does the proposal involve land administered or owned by the Crown or Council? Yes No

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Date: 31/05/26



Planning Application checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
 - Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
-



- Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - 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.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.
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This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 177331	FOLIO 1
EDITION 1	DATE OF ISSUE 05-Nov-2020

SEARCH DATE : 02-Jul-2024
SEARCH TIME : 12.37 PM

DESCRIPTION OF LAND

Town of DULCOT
Lot 1 on Plan 177331
Derivation : Whole of 4A-1R-5P Granted to Bassett Dickson the Younger
Prior CT 115130/1

SCHEDULE 1

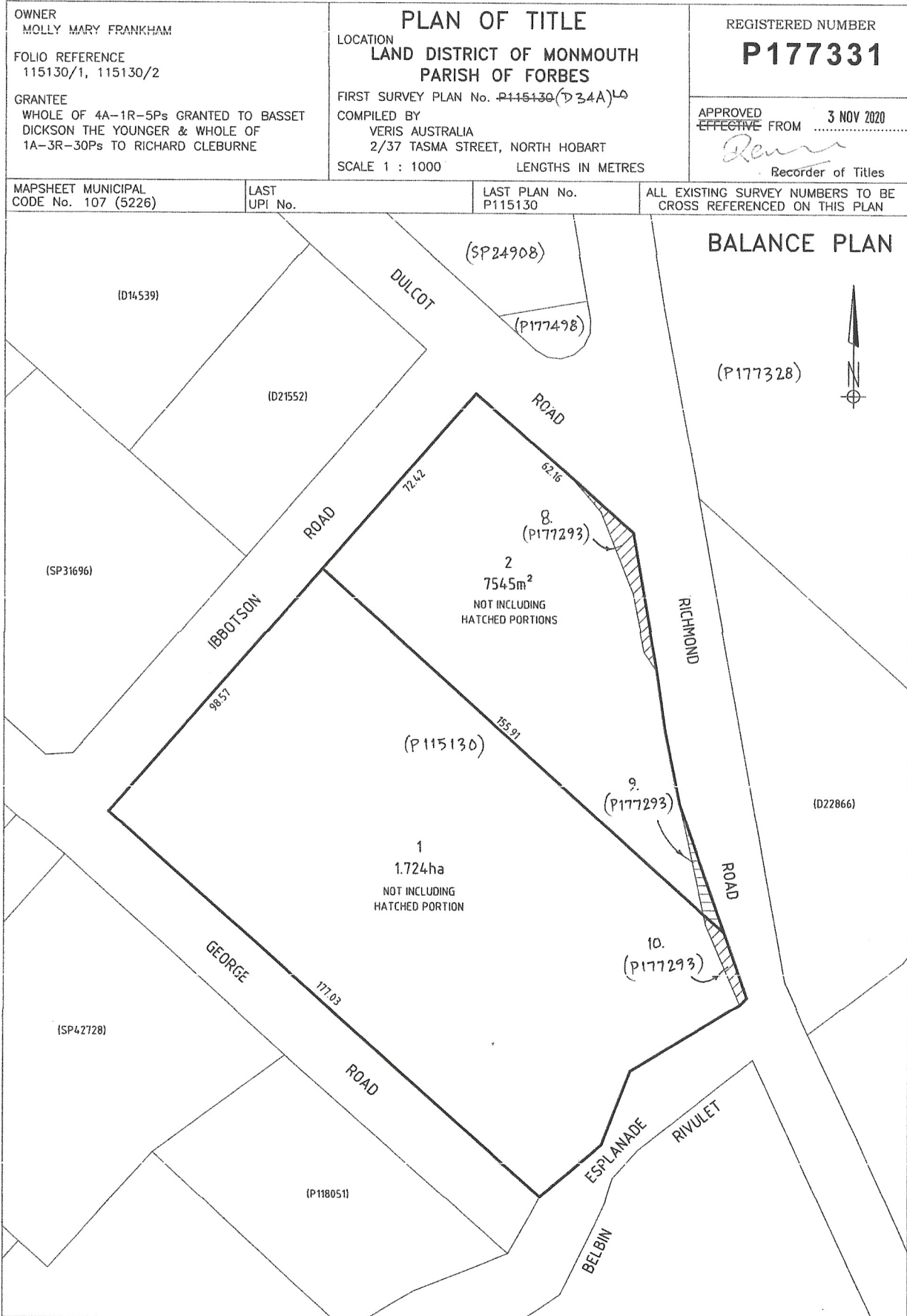
C76649 MOLLY MARY FRANKHAM Registered 01-May-1998 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C979936 ENCUMBRANCE to Dulcot Water Association Inc
Registered 23-Aug-2010 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SEARCH OF TORRENS TITLE

VOLUME 177331	FOLIO 2
EDITION 1	DATE OF ISSUE 05-Nov-2020

SEARCH DATE : 02-Jul-2024
SEARCH TIME : 01.00 PM

DESCRIPTION OF LAND

Town of DULCOT
Lot 2 on Plan 177331
Derivation : Whole of 1A-3R-30P Granted to Richard Cleburne
Prior CT 115130/2

SCHEDULE 1

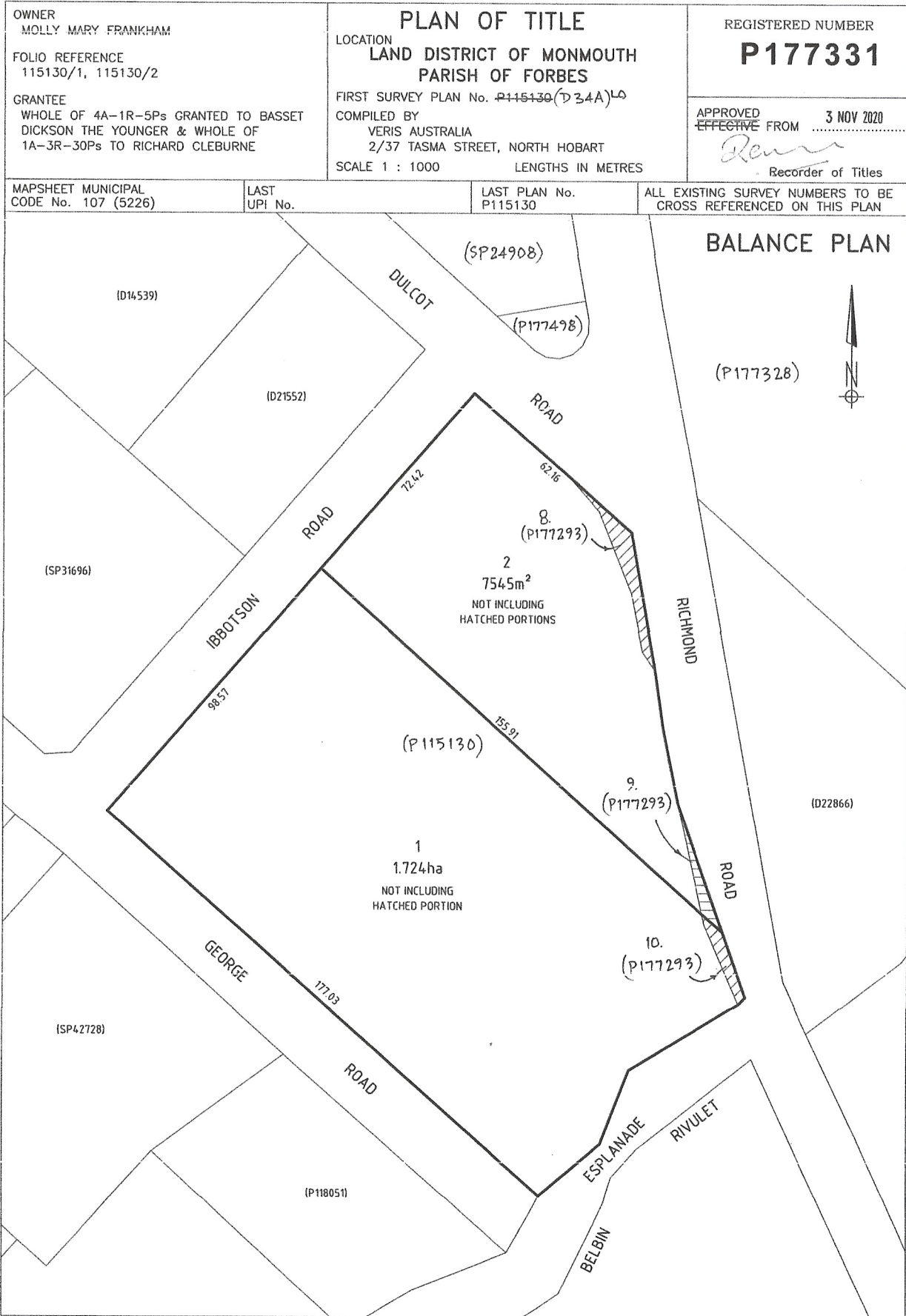
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Frankham Figs Provisions Planning Application

Partial Change of Use to Food Services

PLANNING APPLICATION - PDPLANPMTD-2026/061778 - 1 Boyes Street, Dulcot

Dear Ryan,

Thanks for getting back to me.

As requested please see below the additional information required to enable further consideration of our application.

6.1.3 Application Requirements

Please see the attached site plans obtained from LIST. Three images have been provided with a scale bar for reference.

- A complete site overview showing the entirety of the property and its boundaries.
- A copy of the site overview with the proposed food service area highlighted in red.
- A close up annotated aerial image of the proposed food service area.

The attached LIST site overview identifies the property boundaries, with exact boundary dimensions contained within the previously submitted Certificate of Title documentation.

Rural Living Zone

11.3.1 Discretionary Uses

Hours of Operation

The proposed hours of operation are:

- Tuesday to Friday: 8:00am – 3:00pm
- Saturday and Sunday: 9:00am – 2:00pm

As these hours do not comply with Acceptable Solution A1, the proposal seeks assessment against Performance Criterion P1.

P1(a) – Timing, duration or extent of vehicle movements

The proposed food service use is small in scale and is not expected to generate an unreasonable increase in vehicle movements and activity. Vehicle movements will occur during daytime hours only, with reduced operating hours on weekends. The extent and

duration of these movements are considered consistent with the rural character of the locality and are not expected to result in an unreasonable loss of amenity to adjacent sensitive uses.

P1(b) – Noise, lighting or other emissions

The proposal will not generate unreasonable impacts through noise, lighting or other emissions. The operation involves the preparation and sale of coffee and light refreshments from a mobile food van using small electrical equipment and includes limited seating. No amplified music or entertainment is proposed, no external lighting will be used, and the use will operate only during daylight hours. The nature and scale of the activity are therefore not expected to cause an unreasonable loss of amenity to adjacent sensitive uses.

External Lighting

No external lighting is proposed as part of this application.

Loading and Unloading

No commercial loading or unloading associated with the food service use will occur on site. Stock and supplies will be personally collected by the applicants using private vehicles outside of operational hours.

11.4.1 Site Coverage

Following discussion with the assessing Planning Officer, it was clarified that the existing Fruit Hut forms part of the established agricultural operation on the property and is not associated with, or relied upon for, the proposed food services use. As such, further details and elevation drawings of the Fruit Hut are not considered relevant to this application.

The only existing structure associated with the proposed food services use is the existing barn, which is utilised as a small seating and display area ancillary to the mobile food business.

The dimensions of the barn are approximately

- Length: 4.9 metres
- Width: 4.2 metres
- Maximum Height: 3.8 metres

Annotated photographs of the barn have been provided as part of the application material.

Parking and Sustainable Transport Code

C2.5.1 Car Parking Numbers

Amended plans have been provided identifying the floor area associated with the proposed food services use.

The only building associated with the proposed food services use is the existing barn, which is utilised as ancillary seating and display space. The barn has an approximate floor area of 20.58 square metres.

The proposal also includes a small outdoor seating area of approximately 30 square metres. Due to the informal layout and irregular shape of this area, the measurement is approximate only.

C2.6.1 Construction of Parking Areas

Access to the site is provided via the existing property entrance from Richmond Road. The parking area servicing the proposed food services use comprises an existing gravel surface consistent with the rural character of the locality.

Five parking spaces are defined by installed parking bollards/wheel stops. Photographs showing the construction materials and parking arrangements have been provided. The parking area is constructed of compacted gravel and has been operating in conjunction with the existing farm activities.

In addition to the existing on site parking arrangements, an informal overflow parking area is available within the property should demand require it. The overflow area consists of a level grassed section of the site capable of accommodating up to five additional vehicles. Given the small scale and low intensity nature of the proposed use, this area is expected to be utilised only occasionally during periods of increased visitation. The area is noted on the annotated aerial image provided with this application.

No changes to the existing access arrangements are proposed as part of this application.

Photo 1 – Existing gravel parking surface and wheel stop construction.



Photo 2 – Existing pinned bollard/wheel stop



C1.6.1 Design and Siting of Signs

Photographs, dimensions and locations of the signage associated with the proposed food services use have been provided.

We're utilising an existing temporary "Coffee Drive In Open" weighted A frame sign located near the site access and food service area. The sign measures approximately 83 cm high by 53 cm wide.

The attached site plan identifies the location of the sign during operating hours.

No illuminated, animated or electronic signage is proposed as part of this application. The signage is modest in scale and is intended solely to identify the business and direct patrons to the existing food service area.



I trust the above information adequately addresses the matters raised in the Request for Further Information. Should any further clarification be required, please do not hesitate to contact me.

Kind regards,

Callum Beattie
Applicant – Frankham Figs Provisions

Frankham Figs Provisions Planning Application

Partial Change of Use to Food Services

Frankham Figs / Frankham Figs Provisions
1 Boyes St Dulcot TAS 7025

This planning application is intended to seek approval for a partial change of use to allow for the ongoing operation of a small scale food and beverage service that is strongly associated with the current agricultural activities being conducted by Frankham Figs on site at 1 Boyes St, Dulcot.

The aforementioned food and beverage service refers to the continued use of an existing mobile food van that currently operates onsite during the seasonal farmgate trading period (December through to roughly the end of April / start of May depending on seasonal fluctuations). Approval is now being sought to allow for year round operation of the food van in a manner that still remains ancillary to and supportive of the main agricultural use of the land.

The proposed use is intended to remain low impact in nature and consistent with the rural and agricultural nature of the property.

Site Description and Existing Use

The subject site (1 Boyes St Dulcot) is a long established agricultural entity currently operating under the banner of Frankham Figs. It includes fig and apricot orchards, vegetable patches, hosts seasonal produce sales and customer visitation. The property is exposed to a variety of farmgate activities and associated agricultural operations year round.

The proposed food service operation is located within the already developed farmgate section of the property and utilises existing customer access arrangements. The food van operated on site during the last harvest period in conjunction with farmgate activities and supported the promotion and sales of produce grown on site.

Proposed Use

We're now seeking approval to operate the food van on a year round basis. It will remain a small scale food business operation with offerings that will continue to be associated with the current agricultural activities. Products will include coffee and beverages, small baked goods, light food offerings, seasonal produce and preserves/value added products produced on site or locally sourced (for example jams, relishes and a variety of preserved fruit products)

In no way is this operation intended to be a large scale restaurant, late night operation or entertainment venue. We intend to remain a small scale operation in keeping with the rural nature of the site.

Operational Details

Opening Hours

Our proposed opening hours will be daytime trading only and would look something like:

Tuesday to Saturday 8:00AM to 3:00PM

Or

Wednesday to Sunday 8:00AM to 3:00PM

Staffing

The business is owner operated and will generally only involve one or two staff members on site during normal trading periods.

Customer Numbers

The proposed activity is expected to generate relatively low customer volumes and we're expecting to see a drop in the numbers we'd usually see over the farmgate trading months (December to May).

Customer visitation is anticipated to consist of local regulars who've supported our previous operations, passing tourists and rural commuters.

Seating

Limited seating is currently being utilised.

We currently offer informal outdoor seating for 10 around repurposed cable reels within the existing farmgate setting.

A small portion of the existing barn structure also accommodates for 4 to 6 patrons but its primary function is as a space to display produce and provisions associated with the current operation.

The seating is intended to remain low intensity and pastoral in nature in keeping with the arcadian feel of the farm setting.

Vehicle Access and Parking

The existing driveway access to the property will continue to be utilised.

Customer parking will occur within the current onsite parking and access areas associated with the farmgate operation.

Once again traffic generation is expected to be significantly less than what we would see during the harvest period and due to this no changes to existing road access arrangements are proposed.

Deliveries and Loading

The food van currently operates without the need for onsite deliveries. As we're small scale in nature we personally source stock from local suppliers.

Equipment and Food Preparation

The mobile food van contains the following:

- Coffee machine and related equipment
- 2 X stand up fridges and 1 X display fridge
- Electrical cooking equipment (oven, portable hotplate, toastie press)
- Small cooking appliances
- Underbench inclosed food storage area
- Shelving
- Separate handwashing and dishwashing facilities.
- Display cabinets

All applicable equipment has been tested and tagged and all safety measures are in place and approved by CCC EHO's and our insurers (e.g. fire extinguishers, electrical compliance cert, food safety plans and documents).

We focus on beverage service, light food prep, pre baked goods, fresh produce and preserves which eliminates the need for large scale commercial cooking activities.

Waste Management

We will continue to follow the waste management plan that is already in use for the food van,

Our waste generation is small and is currently managed through commercial waste collection arrangements. Any generation that is in excess to these needs is kept in a secured holding bin and disposed of at the Mornington Park Waste Transfer Station as required.

Water is supplied from a 1000lt potable water tank, filled from an approved potable water station in Richmond, which feeds a 100lt holding tank attached under the van. Waste water is similarly stored in a separate 100lt holding tank attached under the van and is drained into smaller containers when required and disposed of at the previously approved water disposal site in Cambridge.

Noise, Emissions and Amenity

The proposed operation is designed to create minimal offsite impacts. We're a daytime only venue, the operation will not involve loud amplified music or entertainment, there's no significant mechanical use and we only utilise electrical food preparation equipment. As a result of this we have zero smoke emissions and noise, odour and vibration impacts will be extremely low.

We're confident that this operation won't adversely impact the surrounding rural amenity and will remain consistent with the current farm operations.

Relationship to Agricultural Use

Once again, our operation will remain directly associated with and supportive of the main agricultural use of the land by selling value added farm grown goods and preserves whilst promoting farmgate visitation during the offseason. The primary use of land will remain agricultural in nature.

Supporting Documentation

Please find attached with this application the following documents for your review:

- Certificates of titles and associated documents
- Photographs of site and existing operation
- Owner consent documentation
- Site layout

Declaration of Owner Notification

To: Clarence City Council

We, Callum Beattie and Lillian Frankham, hereby declare that Noel Frankham, acting as Executor of the Estate of Molly Frankham, has been notified of the planning application relating to the property situated at 1 Boyes St Dulcot.

