



Devonport City Council

# PUBLIC NOTICE

## APPLICATION FOR PLANNING PERMIT

*Section 57(3) Land Use Planning Approvals Act 1993*

An application for a planning permit has been made which may affect you.

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### Application Details

Application Number:	<b>PA2025.0154</b>
Proposed Use or Development:	<b>Food Services (additional take away premises) and signage</b>
Address of the Land:	<b>22 Don Road, Devonport</b>
Date of Notice:	<b>19/11/2025</b>

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You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

**Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.**

Your representation must:

- be received by close of business on **03/12/2025**;
- be in writing; and
- addressed to the Chief Executive Officer, Devonport City Council:
  - P.O. Box 604, Devonport, Tasmania, 7310; or
  - [townplanning@devonport.tas.gov.au](mailto:townplanning@devonport.tas.gov.au)

If you make a representation then Council must consider your submission before making its decision on the application.

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## 22 Don Road, Devonport



This map is made available for the purpose of providing access to Devonport City Council information and not as professional advice. The information contained on the map is diagrammatic only. All information should be verified on site, or with the appropriate State Government Department or Council Office, prior to being used for any purpose.

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**Devonport  
City Council**

## Business Proposal

We propose to establish a unique and modern shipping container cafe at 22 Don Road. This cafe is a replacement of our baby business T4Toast on 10 Don road.

The container will offer more excitement for the Devonport community and more user friendly in the outside elements.

We are very lucky we have a large customer base due to hard work in our previous business. We brought the community together by playing our role of fun, excitement and quality with good food and good coffee.

### Business Concept:

Name: T4TOAST

Location: 22 Don Road

Industry: Food & Beverage (Coffee, Tea, Toasties)

Type of Business: Cafe operating out of a converted shipping container

Target Market: Local residents, office workers, students, and visitors to the area who seek a convenient, inviting space for high-quality coffee and food.

### Vision and Mission:

Vision: To become a community hub where people can relax, socialize, and enjoy high-quality coffee and fresh toasties in a unique and sustainable setting and be a part of Devonport's exciting future.

Mission: To provide an exceptional coffee experience, offering specialty coffees, teas, and locally made toasties in an modernised shipping container cafe.

We would really appreciate this opportunity for the people of Devonport and for us, it's great thing!

## **Operational Overview – 20 ft Container Cafe**

The proposed development consists of a 20 ft shipping container cafe with a 7 degree slanted skillion roof and a compact on-site footprint. The cafe is designed as a small-scale, permanent operation that provides convenient takeaway service. Its modular form allows for efficient installation with minimal site disturbance, while maintaining a contemporary and visually cohesive appearance suitable for the surrounding area.

### **Operating Hours**

The café will operate 6:00am - 2:30pm Monday to Saturday, catering to morning and lunchtime trade. These hours are consistent with typical daytime café operations and are intended to minimise noise and traffic impact on neighbouring properties. Deliveries and waste collection will occur outside peak customer hours to ensure smooth site access and minimal disruption.

### **On-Site Parking Rationale**

Given the café's modest scale and takeaway focus, parking demand is expected to be low. Provision for 8 on-site parking spaces, including one for staff, will be provided in accordance with council requirements. These spaces will support short-term customer parking and safe access for deliveries and service vehicles. The on-site layout ensures efficient vehicle circulation.

### **Drainage and Sewer Discharge**

The container café will connect to the existing reticulated water and sewer infrastructure available on site. All wastewater from sinks and hand-wash basins will be directed into the existing on-site grease trap system, which has adequate capacity to accommodate the cafes operational requirements.

Stormwater from the roof and surrounding hardstand areas will be collected via gutters and downpipes and discharged to a lawful point of discharge in accordance with council and plumbing standards. The drainage system will be designed to prevent surface runoff or ponding, ensuring compliance with all relevant local authority requirements.

## Shipping Container café

Included in this plan.

### Equipment

Under counter 3 door commercial SS fridge

Under counter 2 door fridge (under coffee machine for milk)

Display fridge, for juices & sweets.

Coffee machine 3 group head 1 metre in length

Toastie press dual press.

Jug wash fitted into bench.

Hot water cylinder under bench (with back tray for flood purposes)

### Floor, walls and ceilings

Commercial vinyl floor that will curve up wall 100mm (food Safety Regulations)

Centre Drain for floor.

Stainless steel area in food preparation 50% of container with splashback 350mm height above bench.

Benchtop: stainless steel and all cabinetry stainless steel in food prep area, there is compressed cement sheet fire wall to protect heat transfer with hot appliances etc.

Kitchen cabinetry , Panels: carcass texture HMR 16ml black panels.

Benchtop: texture 33mm Kalamunda stone (polytec)

All walls have shipping container insulation which consists of R2 insulation in walls and R4 insulation in the ceiling

Walls and ceilings are a washable surface.

Tiled wall bench to ceiling in coffee front area.

Food safety silicone in all gaps.

### Lighting

Down lights throughout internal ceiling

Overhead pendant light on front counter.

### Ventilation

X 2 floor vents

Commercial exhaust fan

Small side window ventilation.

### Hand washing facilities

Hand sanitiser next to hand washing sink.

Hand washing sink in coffee area

Double commercial sink in kitchen area.

Paper towel holder

### Wastewater

Milk and water only going into sewerage line with pump.

Waterline with built in water filter

Connecting into grease trap onsite, already approved by tas water.

### Power

Running direct 3 phase power onsite.

Container will consist of three separate phases distributed throughout container with trip metre box inside signed off by licenced electrician.

### Food displays

Display fridge for drinks and sweets.

### Fire safety

Fire extinguisher hung up back of kitchen.

Fire blanket Hanging up.

### Container exterior

Paint Colour: surf mist with black trimmings and timbre features to create character.

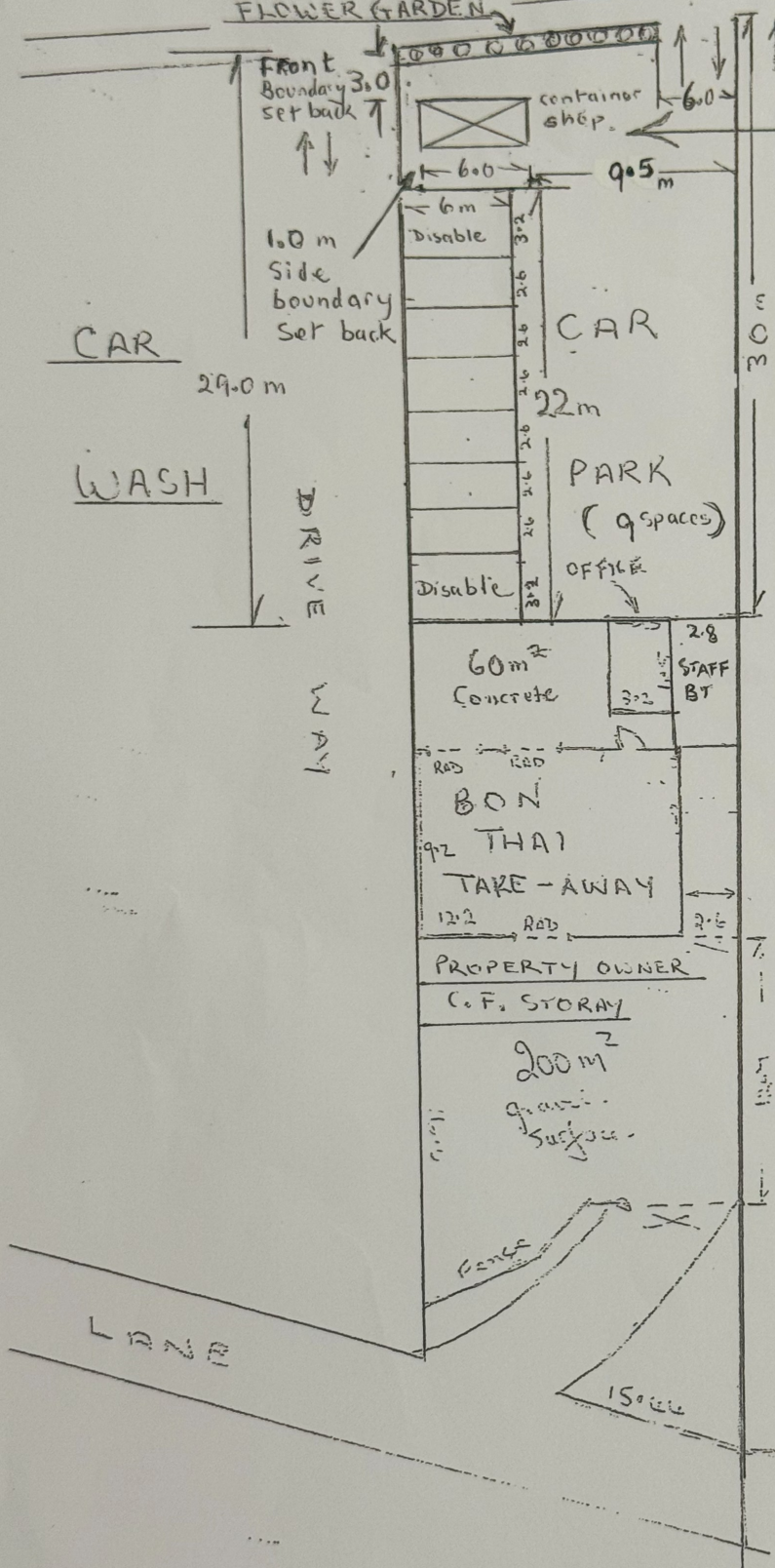
Container will be sitting on 4 - 6 concrete pier footings 450 x 450 Aprox 600 depth with mounting brackets to fix container approved through licenced civil engineer.

### Parking:

Short Visit Duration, Customers will generally spend no more than 5-10 minutes at the cafe, either ordering, picking up, or waiting for their order. This means that, at any given time, turnover of parking spaces will be high, and a limited number of spaces will be adequate to accommodate demand.

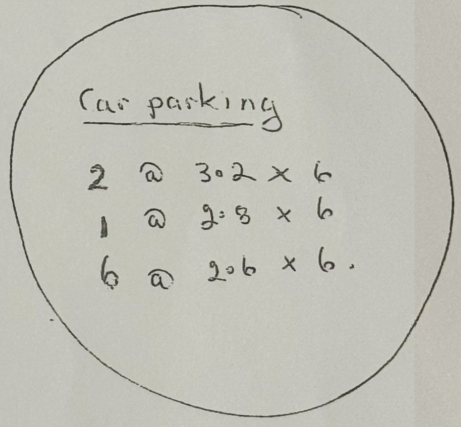
9 spaces should be sufficient to meet the needs of the cafe without excessive congestion.

East ← DON RD → West  
 FLOWER GARDEN  
 FOOT PATH



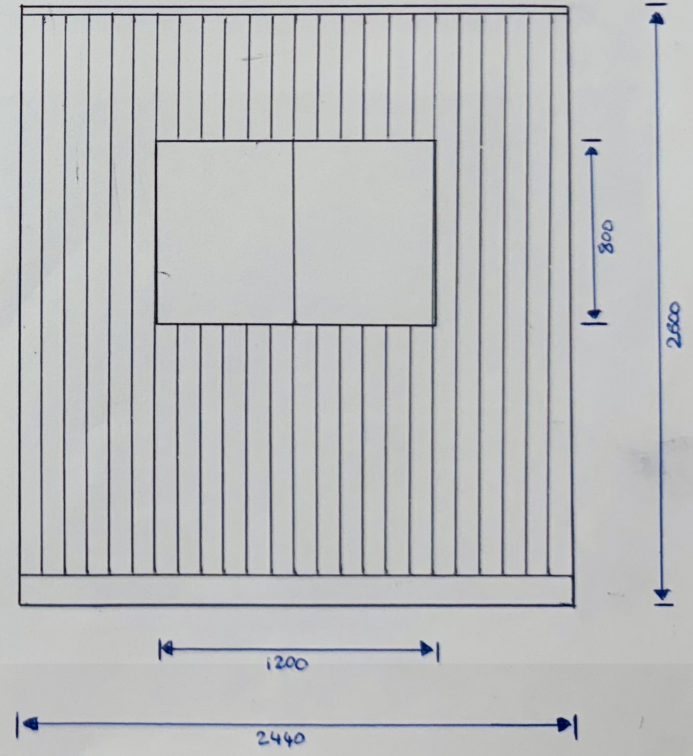
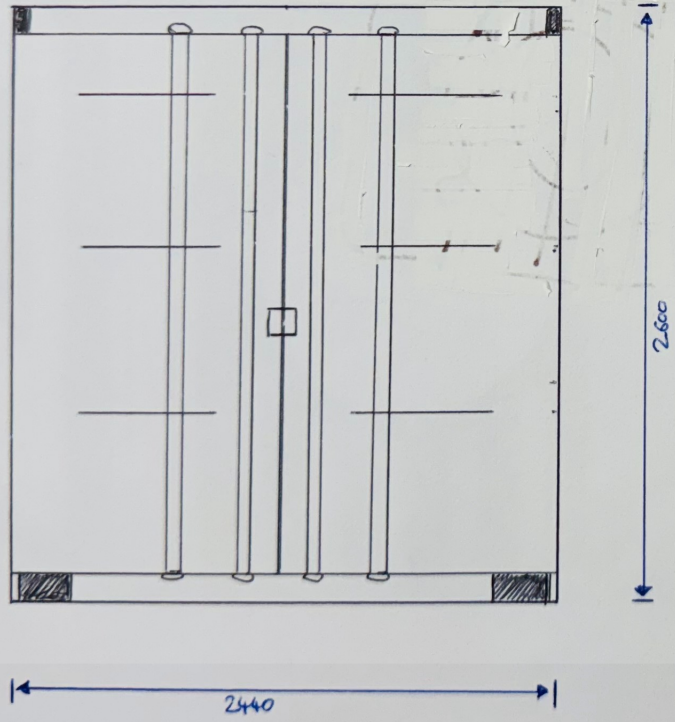
SITE PLAN  
 FOR  
 20' SHIPPING  
 CONTAINER  
 TAKE-AWAY  
 CAFE

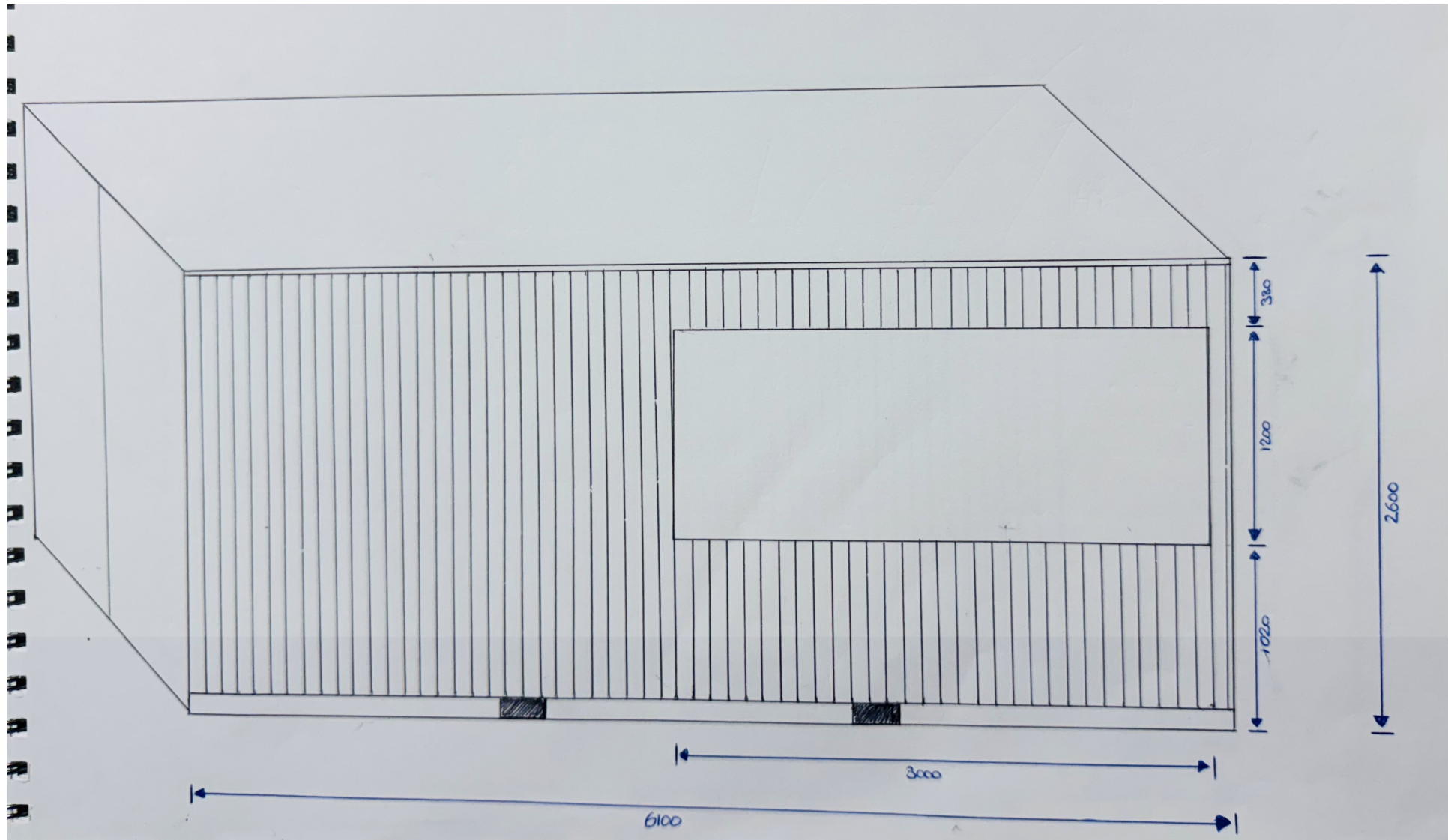
City Bike  
 Centre

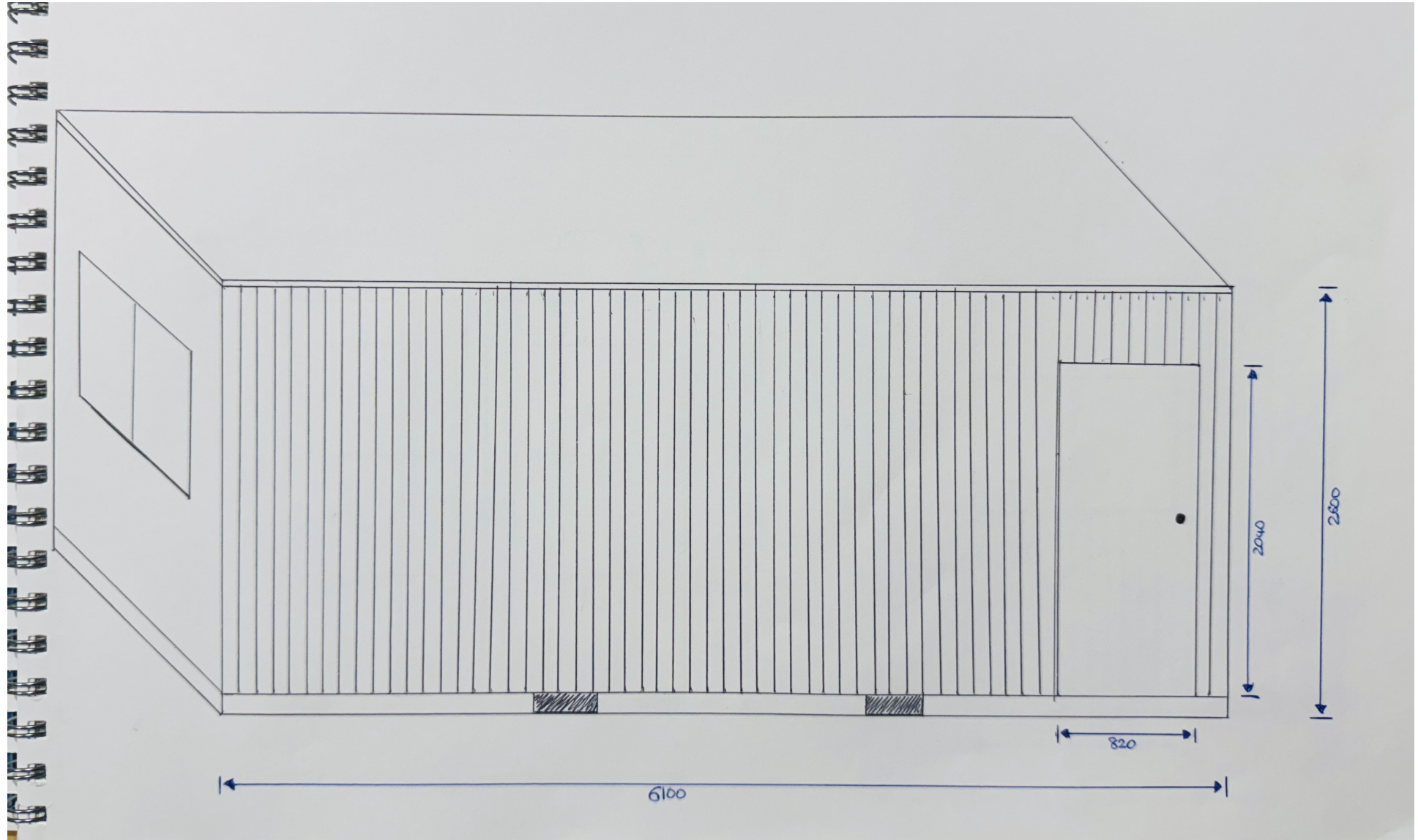



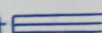
*City Storage*

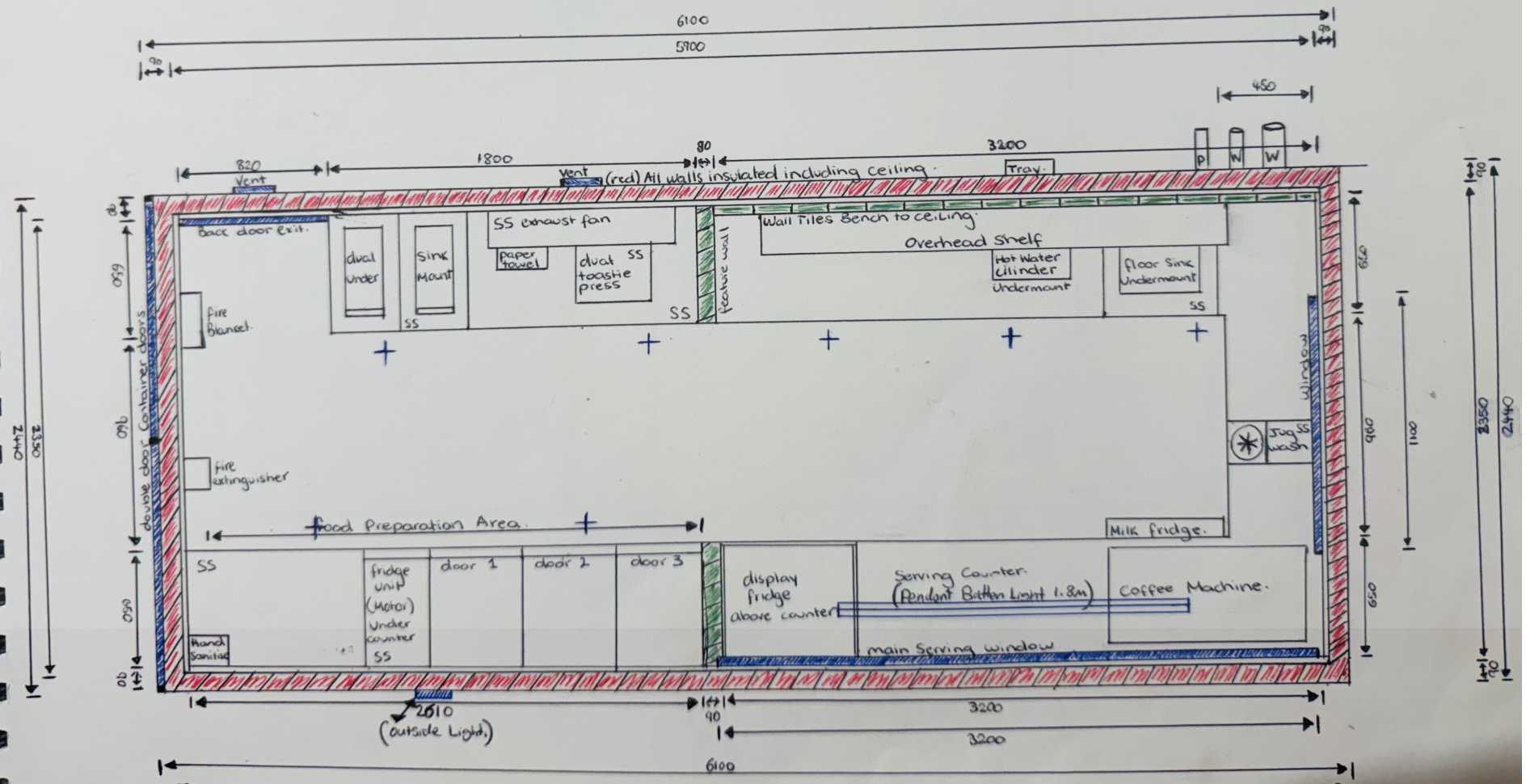


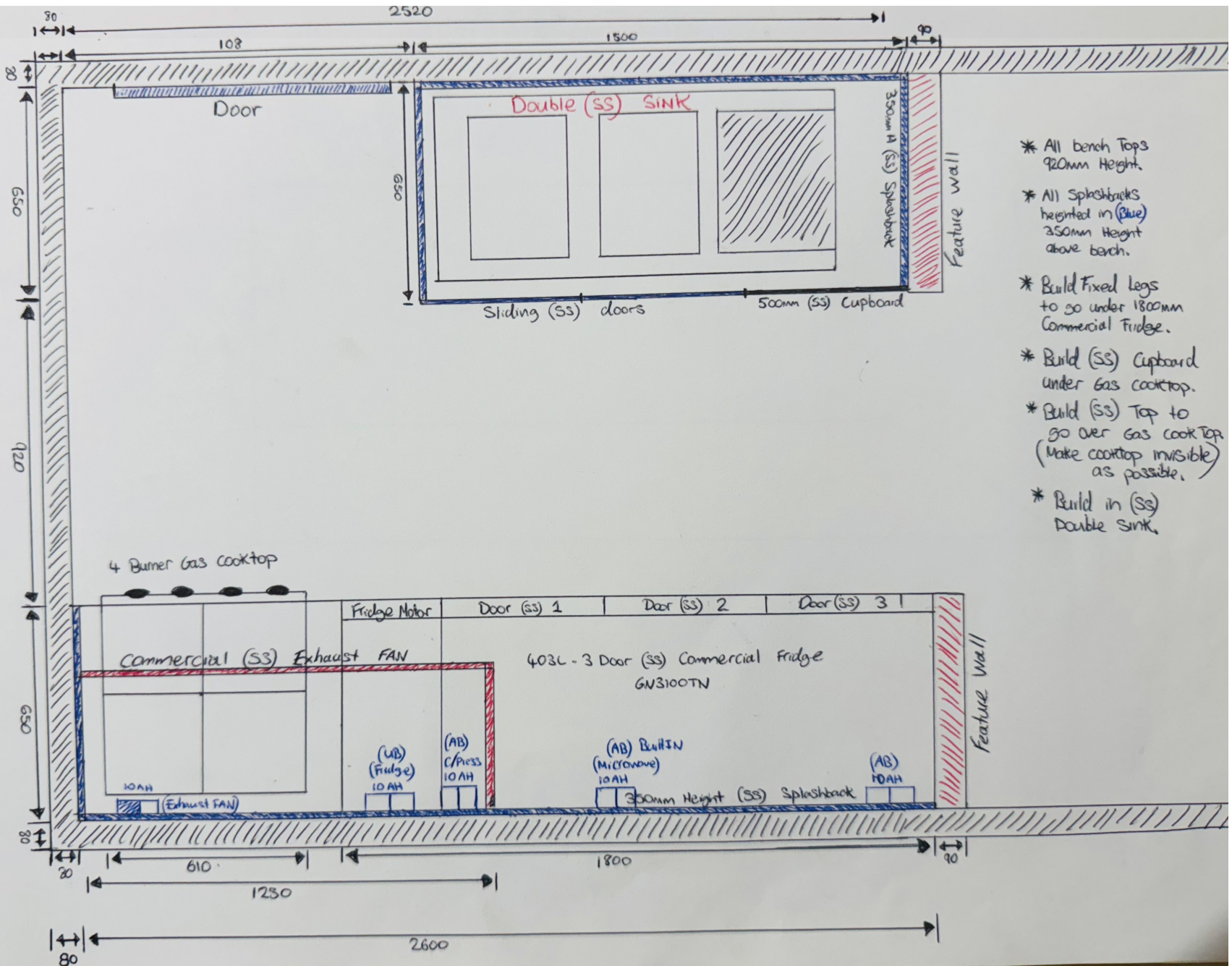




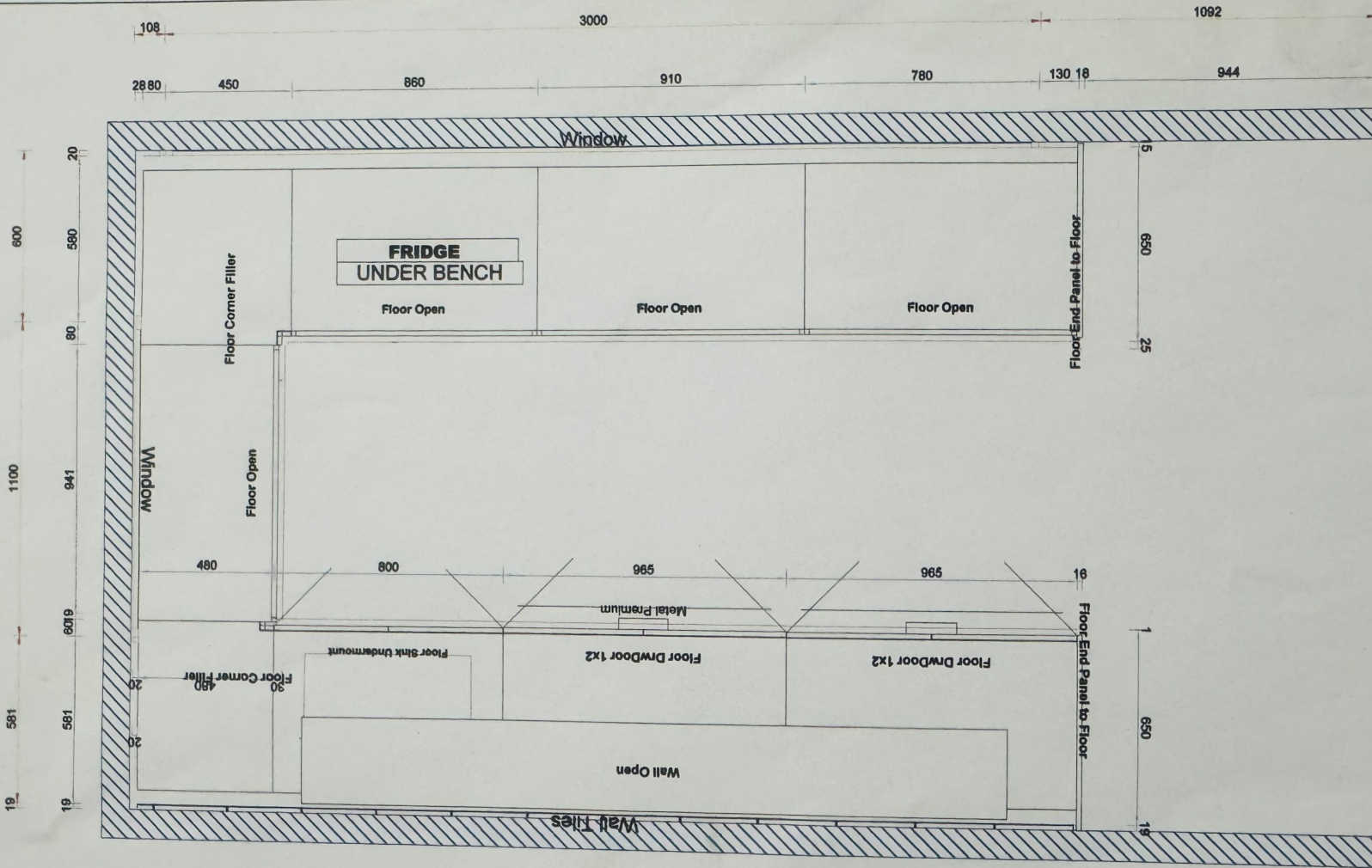


- \* down Light +
- \* outside Light 
- \* Pendant Light 





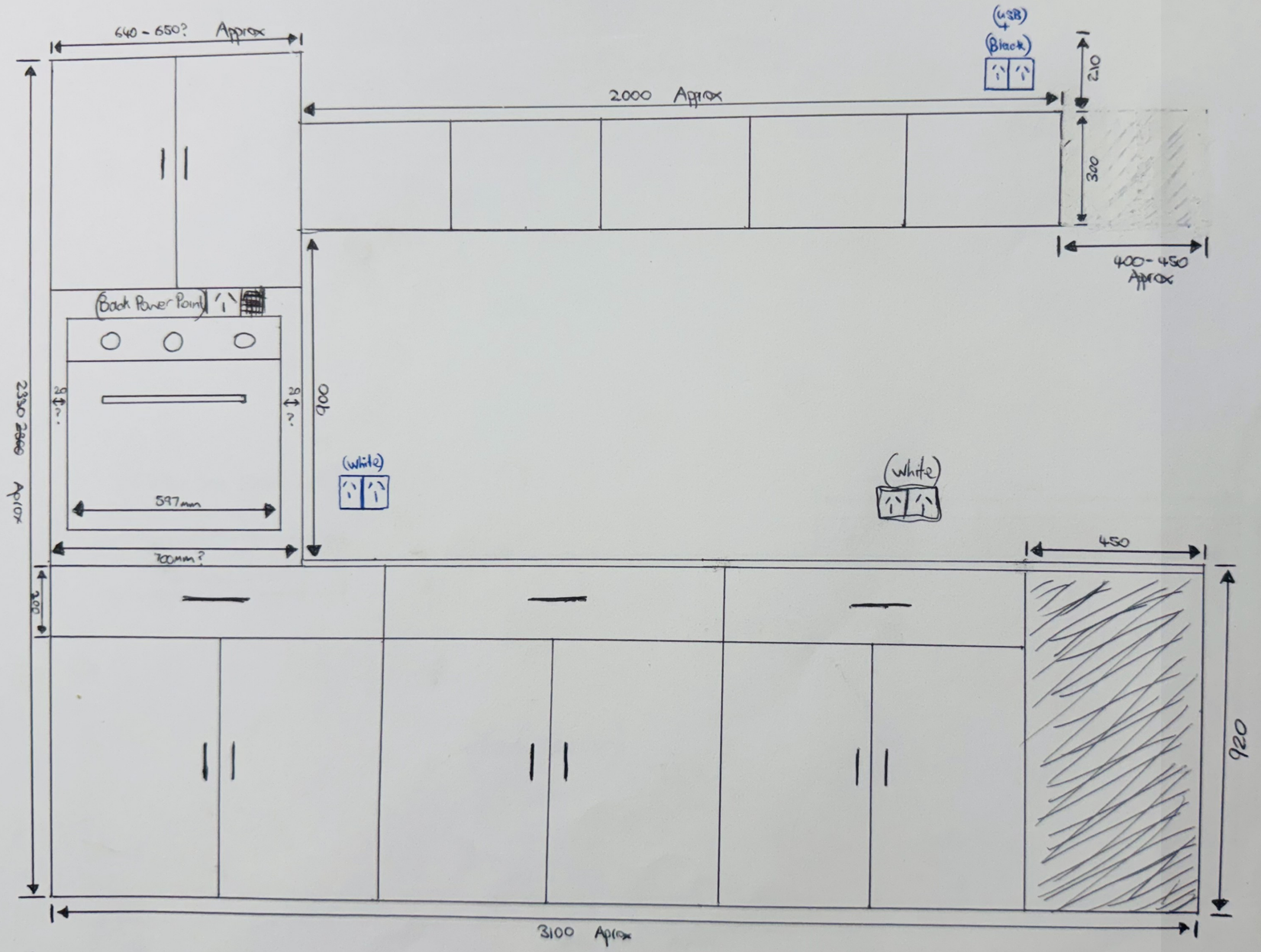
- \* All bench Tops 920mm Height.
- \* All Splashbacks heighted in (Blue) 350mm Height above bench.
- \* Build Fixed Legs to go under 1800mm Commercial Fridge.
- \* Build (SS) Cupboard under Gas cooktop.
- \* Build (SS) Top to go over Gas cooktop (Make cooktop invisible) as possible.
- \* Build in (SS) Double sink.

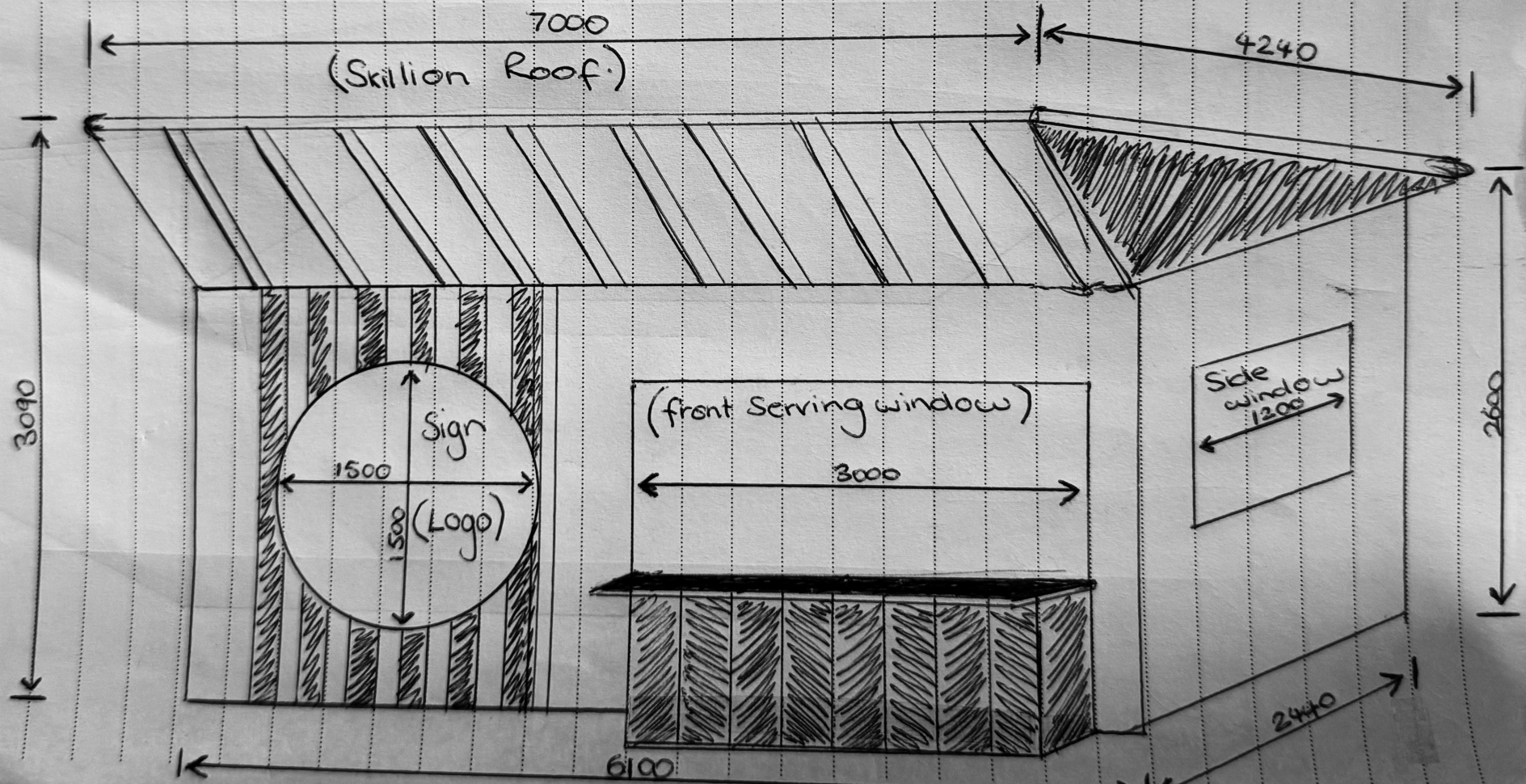


CUSTOMER: Jake Coffee container	PHONE: 0438 468 989
SITE ADDRESS:	SUBURB: Devonport P/CODE: 7310
CONTACT:	PHONE: MOB: 0438 466 969
HEIGHTS: [ Overall Job: 2400mm ] [ Floor Cabs: 903mm ] [ Wall Cabinets: 720mm ] <-Doors 1220mm	
INCLUSIONS: <input type="checkbox"/> Delivery <input type="checkbox"/> Demolition / Removal	

DOORS UPPER: Carcass Texture HMR 16mm White Door
DOORS LOWER: Carcass Texture HMR 16mm White Door
PANELS: Carcass Texture HMR 16mm White Panel
BENCHTOP: Matt 33mm Argento Stone
KICKBOARD: [ 120mm H ] - Carcass Matt HMR 16mm White Panel
RUNNERS: Blum - 1

JOB NO: 1024
SCALE: 1:20
DATE: 17/08/2021
DRAWN BY: M... ..







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