City of Greater Geelong, Statutory Planning - Date Received 28/09/2026

Supporting Information

Planning permit application – Mobile donut van, Site 20 (Eastern Beach), Eastern Beach Reserve, Geelong Waterfront

Applicant	Uncle Donut
Site	Site 20 (Eastern Beach), Eastern Beach Reserve, Eastern Beach Road, Geelong Waterfront VIC 3220
Land manager	City of Greater Geelong (letter of consent attached)
Zone	Public Park and Recreation Zone (PPRZ)
Proposal	Use of land for a retail premises (food and drink premises) – mobile donut van
Trading hours	9:00am to 10:00pm, seven days a week
Buildings and works	None proposed
Estimated cost of development	$0

1. The proposal

Uncle Donut proposes to operate a mobile food van selling freshly made donuts, drinks and desserts/sweets from Site 20 (Eastern Beach) in Eastern Beach Reserve on the Geelong Waterfront. The site is on the paved plaza between the pool enclosure and the pavilion. The site has been offered to the applicant under a Geelong Waterfront Licence issued by the City of Greater Geelong, which manages the land. The City's letter of consent as land manager is attached.

The proposal is for the use of the land only. No buildings or works are proposed. The van is a compact, self-contained kei truck of around 3.4m by 1.5m, so it occupies only a very small part of the waterfront. It can be driven off the site, and the site will be left clear and clean at the end of each trading day.

2. Van and operating details

- Trading hours: 9:00am to 10:00pm, seven days a week.
- Vehicle: Daihatsu Hijet kei truck fitted with a purpose-built food service body, with a side serving hatch and awning (photos attached).
- Van dimensions: approximately 3.4m long × 1.5m wide × 2.6m high.
- Vehicle/trailer registration: 2FC8MG
- Staff on site at any one time: 2
- Power supply: Low noise generator

3. Signage

One temporary A-frame sign (if council approves) will be placed close to the van during trading hours only and removed at close each day. Its size and placement will follow the requirements set by the City's Waterfront Trading Licence team.

4. Outdoor furniture

Any temporary outdoor seating provided for customers will be placed in accordance with the City of Greater Geelong Outdoor Dining Guidelines and the Waterfront Licence conditions, keeping clear

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paths for pedestrians, cyclists and people with limited mobility. All furniture will be removed from the site at close.

5. Waste management

- The operator will provide its own customer bins in the immediate vicinity of the van, including general waste and recycling.
- Bins will be monitored and emptied regularly throughout each trading day to prevent overflow and litter.
- All waste generated by the business will be removed from the site by the operator at the end of each day and disposed of through the business's own waste arrangements. Public waterfront bins will not be used for commercial waste.
- grey water will be held in sealed containers within the van and removed from the site for proper disposal. Nothing will be discharged to drains or the ground.

6. Amenity

The van will be operated to protect the amenity of the waterfront for other users:

- No amplified music or loudspeakers.
- Lighting will be limited to what is needed for safe evening trading and directed onto the van and service area.
- Power will be supplied by a low noise generator selected to keep noise and fumes to a minimum.
- Staff will keep the area around the van tidy and ensure customer queues do not block the waterfront path.

7. Consistency with the Public Park and Recreation Zone

The purposes of the Public Park and Recreation Zone include recognising areas for public recreation and open space and providing for commercial uses where appropriate. The proposal is consistent with these purposes because:

- It is a small-scale, temporary and removable use that supports people's enjoyment of the waterfront as a recreation destination.
- It involves no buildings or works and does not reduce the amount of open space available to the public.
- It forms part of the City's own Waterfront Licence program, which has identified Site 20 as a suitable location for mobile food trading.
- It helps activate the waterfront, including in the evening, adding passive surveillance and interest for visitors.

8. Access and car parking

The van serves walk-up customers who are already visiting the waterfront. It does not generate the need for dedicated car parking and does not affect existing vehicle access. Deliveries and set-up will take place outside peak pedestrian times where possible.

9. Food safety

The van will be registered as a mobile food premises under the Food Act 1984 through FoodTrader, and will meet the Food Standards Code, including having a qualified food safety supervisor where required by the food classification.

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10. Attachments

- Completed application for a planning permit
- Letter of consent from the City of Greater Geelong as land manager
- Title or Crown land information for the site
- Site plan showing the van, A-frame sign, bins and any outdoor furniture
- Photos of the van

