

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-26-022
<b>PROPOSED DEVELOPMENT:</b>	Partial change of use to Resource Processing
<b>LOCATION:</b>	7 Negara Crescent Goodwood
<b>APPLICANT:</b>	The Trustee For Shoebox Trust
<b>ADVERTISING START DATE:</b>	27/02/2026
<b>ADVERTISING EXPIRY DATE:</b>	16/03/2026

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website ([www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)) until **16/03/2026**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **16/03/2026**, or for postal and hand delivered representations, by 5.00 pm on **16/03/2026**.

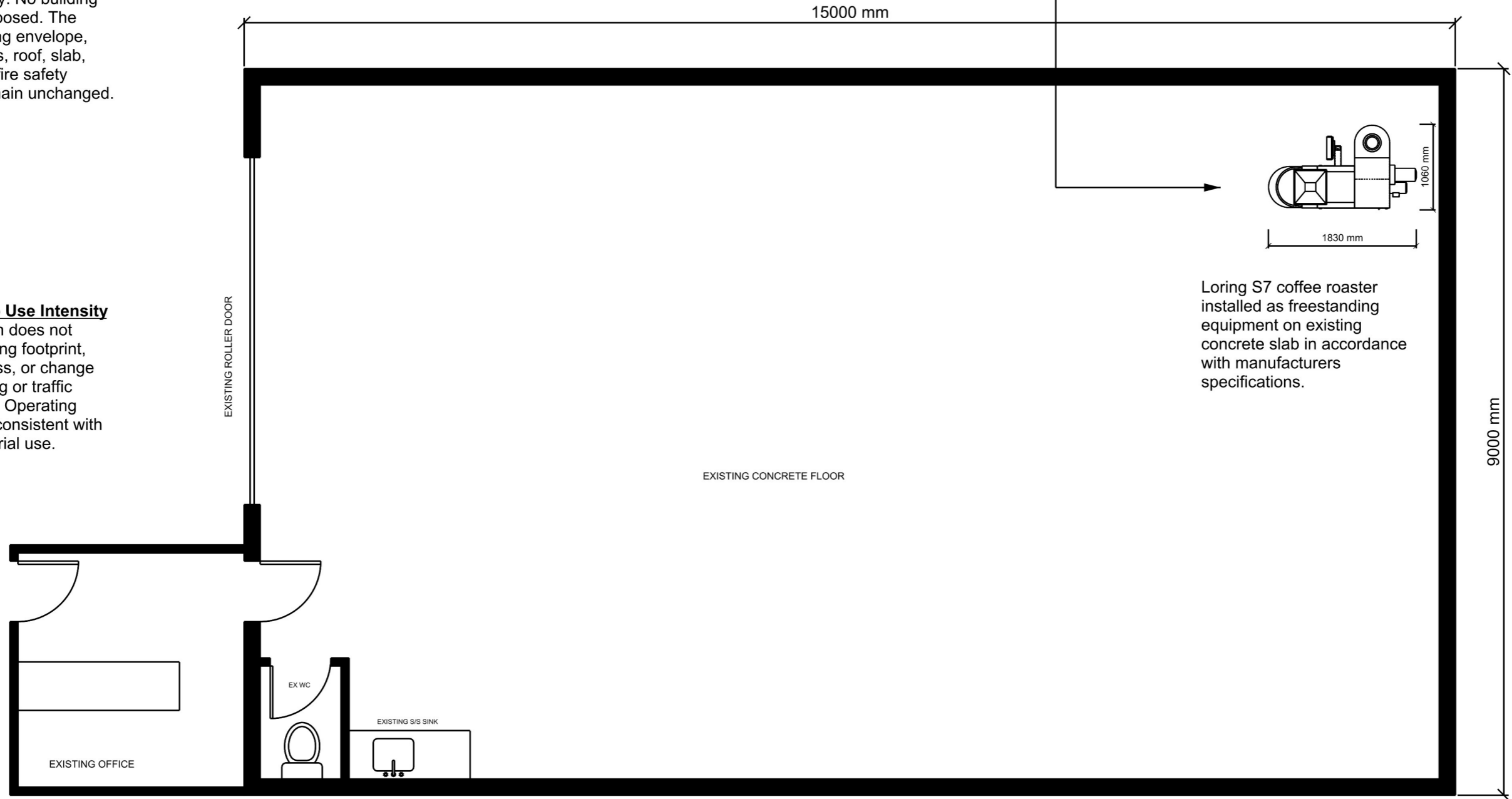
**PLANNING NOTE:**

This proposal involves the installation of a coffee roasting machine (Loring S7) as internal plant and equipment only. No building works are proposed. The existing building envelope, structure, walls, roof, slab, services, and fire safety provisions remain unchanged.

**No Change to Use Intensity**

The installation does not increase building footprint, alter site access, or change existing parking or traffic arrangements. Operating hours remain consistent with existing industrial use.

The Loring S7 coffee roaster incorporates an integrated recirculating and thermal oxidation system, significantly reducing smoke, odour, and particulate emissions. No external afterburner is required. Exhaust is treated internally prior to discharge and is compliant with industrial emission standards.



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
 APPLICATION No. : PLN-26-022  
 DATE RECEIVED: 20 February 2026

**PROJECT:**

PROPOSED LAYOUT PLAN  
7 NEGARA CRESENT,  
GOODWOOD

**DRAWING:**

PROPOSED LAYOUT PLAN  
-NO BUILDING WORKS

DRAWN: JAN 2026

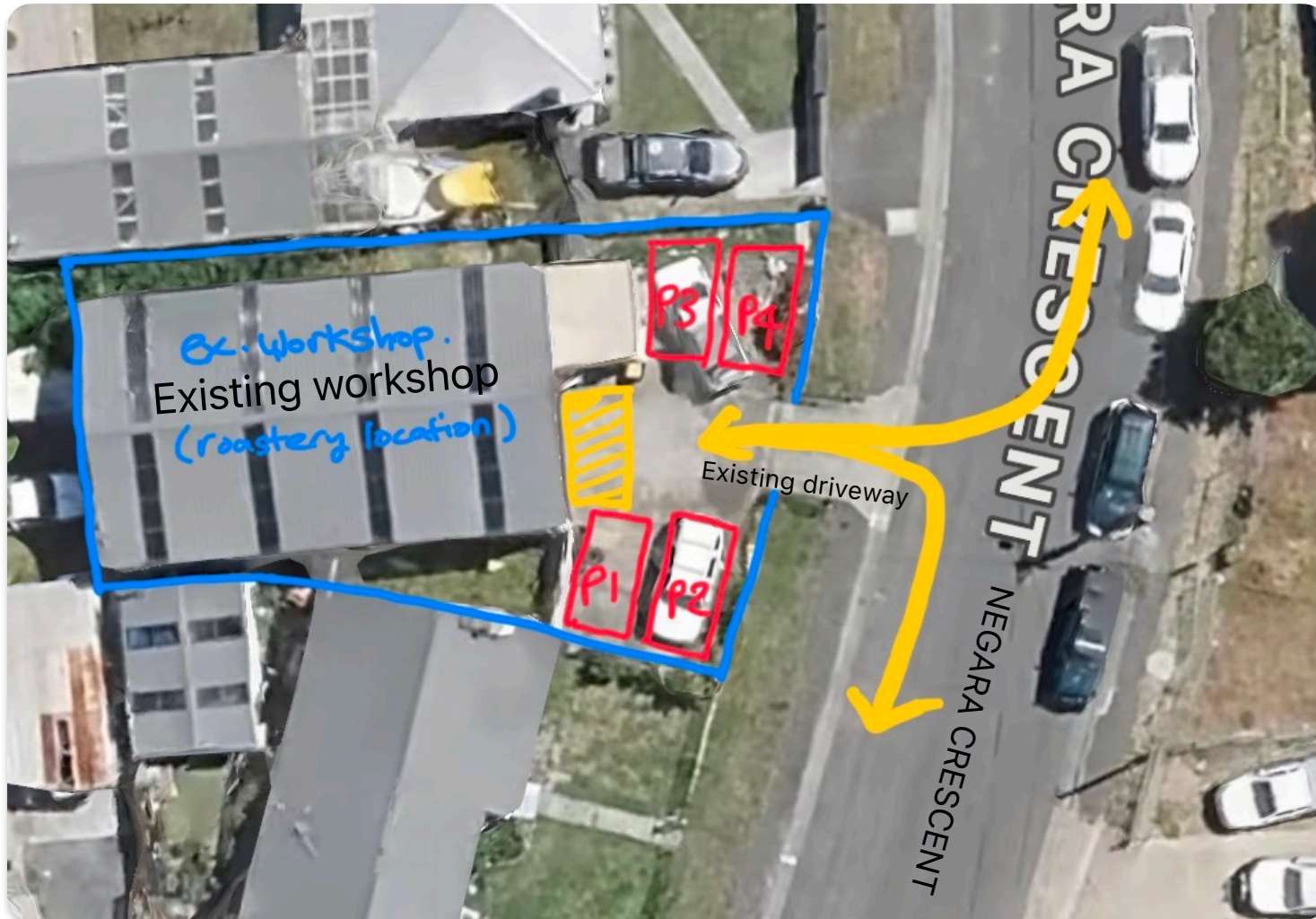
DIMENSIONS IN MILLIMETERS


**PLANNING NOTE:** INTERNAL PLANT AND  
EQUIPMENT ONLY.

# Site - vehicle access, parking & loading

7 Negara Crescent, Goodwood

4/2



-  Property boundary
-  4 existing on-site Car parking spaces
-  Existing loading/Unloading area

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-26-022  
DATE RECEIVED: 20 February 2026

# **PLANNING STATEMENT**

## **Installation of Coffee Roaster – Internal Plant and Equipment Only 7 Negara Crescent, Goodwood TAS 7010**

This application relates to the installation of a Loring S7 coffee roaster as internal plant and equipment within an existing industrial building.

No building works are proposed. The existing building envelope, structure, walls, roof, concrete slab, services, and fire safety provisions will remain unchanged.

The roaster will be installed as a freestanding unit on the existing concrete slab, in accordance with manufacturer specifications, and will be commissioned by qualified technicians.

The Loring S7 incorporates an integrated recirculating and thermal oxidation system, which significantly reduces smoke, odour, and particulate emissions. As emissions are treated internally prior to discharge, no external afterburner is required.

The proposal does not increase the building footprint, alter site access, change parking arrangements, or intensify the existing industrial use. Operating hours will remain consistent with current industrial activities.

Overall, the proposal represents a low-impact internal equipment installation that is compatible with the existing industrial use and surrounding area.

The applicant is the purchaser of the property, with settlement scheduled for 2 February 2026. Owner consent to the lodgement of this application has been provided.

**From:** Sam Whang-Randall  
**Sent:** Friday, 20 February 2026 11:53 AM  
**To:** GCC Corporate Mail  
**Subject:** Re: Additional Information Required - 7 Negara Crescent Goodwood - PLN-26-022  
**Attachments:** GW Plan rev2.pdf; Site plan - ex workshop 7 negara crescent.pdf

**Categories:** Poppy

Dear Stephen,

Please find below and attached my response to the Request for Additional Information dated 20 February 2026 for application PLN-26-022.

#### 1. Commercial Vehicles – Light Industrial Zone 18.3.1 (A3)

Commercial vehicle activity associated with the proposed coffee roastery will be low intensity.

- Green coffee deliveries: approximately one small rigid truck delivery per month.
- Courier collections/deliveries (packaging and dispatch): approximately 2–3 visits per week, typically by standard courier vans.
- No heavy vehicle traffic is anticipated.

Hours of loading/unloading and deliveries:

- Monday to Friday: approximately 9:00am – 4:00pm
- No regular deliveries on Sundays or Public Holidays.

Vehicles will utilise the existing driveway crossover and existing hardstand/loading area, with no alterations proposed to site access or vehicle circulation.

A site plan is attached showing existing driveway access, loading area and vehicle movement.

#### 2. Waste Management – Light Industrial Zone 18.3.2 (Discretionary Uses)

Waste generated by the coffee roasting operation will be minimal and managed as follows:

- Coffee chaff will be collected in sealed containers and removed through normal commercial waste collection.
- General waste will be stored in standard bins and collected by existing waste services.
- No hazardous or liquid waste is generated by the process.
- All waste storage will occur within the existing workshop area.

### 3. Parking and Sustainable Transport Code – C2.5.1

There are four (4) existing on-site car parking spaces available to the workshop use.

Parking spaces are shown on the attached site plan and are located directly adjacent to the existing workshop building.

No changes to parking layout or access are proposed.

Please let me know if any further clarification is required.

Kind regards,  
Sam Whang-Randall

## APPLICATION REQUIREMENTS

An application does not become valid until all items below are met:

- Completed Planning Permit Application Form;
- Full copy of current Certificate Title including the folio text, folio plans and schedule of easements (if any);
- One (1) copy of plans drawn to scale (refer to separate Information Checklist for information to be shown on the plans);
- Full description of the proposed use/development; and
- Application Fees Paid



**GLENORCHY  
CITY COUNCIL**

### Planning Application Form

374 Main Road Glenorchy  
P.O. Box 103 GLENORCHY

Phone (03) 6216 6800

gccmail@gcc.tas.gov.au  
www.gcc.tas.gov.au

You may also need to provide:

- Stormwater Concept Servicing plan showing how the stormwater will be managed and be connected to public infrastructure in accordance with Council's Stormwater Management policy
- Landscape plan
- Detailed documentation if the place is listed on the Tasmanian Heritage Register, noting that Council will refer any Applications for work to these places to the Tasmanian Heritage Council.
- Detailed documentation if the place is heritage listed at the local level (GLE-C6.0 Local Historic Heritage Code)

## TYPE OF APPLICATION BEING APPLIED FOR

<b>PRELIMINARY ASSESSMENT</b>	Select if: your application is eligible for a <i>No Permit Required</i> assessment.	<input type="radio"/>
<b>REGULAR ASSESSMENT</b>	Select if: you are lodging an application for a planning permit	<input checked="" type="radio"/>

APPLICANT	
Company	The Trustee for Shoebox Trust
Contact Name	Sam Whang-Randall
Phone	
Email	
Address	

PROPERTY OWNER(S)	
Name (s)	
<i>If property is owned by Council/The Crown, ensure the Owner's declaration on the final page is fully completed.</i>	
Phone	
Email	
Address	

APPLICATION SITE		PID	Volume 59759 / Folio 14
Street Address	7 Negara Crescent		
Suburb	Goodwood	Site Area (m <sup>2</sup> )	140

<b>PROPOSED USE / DEVELOPMENT</b>	<b>Estimated Cost of Works</b> \$ 0
Provide a summary of the purpose of the development, and activities proposed to be carried out on the site. <b>A full description of the proposal in a covering letter or as a planning report should be attached with this Application.</b>	
Installation of a Loring S7 coffee roaster as internal plant and equipment within an existing industrial building. No building works are proposed. Refer to attached Planning Statement and Proposed Layout Plan.	

<b>PRE-APPLICATION MEETING</b>		
Has a meeting been held with Council Planning staff in relation to this application?		Yes <input type="radio"/> No <input checked="" type="radio"/>
If YES, please provide details:	Name of Council's Planning Officer, Development Engineer and/or Heritage Officer	
	Date of Meeting	

<b>STAGING</b>	
Is the proposal to be carried out in more than one stage?	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Note to applicant: if answering YES to the question above, ensure stages are marked on plans and provide details of the number and order of staging below.</i>	

<b>SUBDIVISION</b>	
Is a subdivision or boundary adjustment proposed?	Yes <input type="radio"/> No <input checked="" type="radio"/>
How many lots are to be created?	N/A
Is public open space proposed in accordance with Local Government (Building and Miscellaneous Provisions) Act 1993 and Council's Public Open Space policy?	Yes <input type="radio"/> No <input checked="" type="radio"/>

<b>PRESENT USE OF THE LAND/BUILDINGS</b>	
If vacant, give last known use.	
Existing industrial building / warehouse	

<b>SIGNS</b>	
Does the proposal involve the display of advertising signs?	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Note to applicant: if answering YES to the question above, ensure plans include dimensions of sign (height, width, total height above ground), content of the sign, where the sign will be located on the site, how it will be attached or supported, and details of any proposed illumination.</i>	

## FLOOR AREA OF NEW BUILDINGS / EXTENSIONS / CHANGES OF USE

State the gross floor area of proposed building/extension, or the area of land affected by the change of use (if any)

Hectares  
 m<sup>2</sup>

0

## MATERIALS

## COLOUR

Walls	Existing - No change	
Roof	Existing - No change	
Boundary fences, walls etc	Existing - No change	

## SURFACING MATERIALS

Driveway area/ Access Road	Existing sealed driveway - No change
Total Parking Area(s)	Existing - No change

## ACCESSIBILITY

Does the proposal involve new or altered access to a road?

If YES, ensure the location & width of existing and/or proposed accesses are marked on plans

Yes  No

## VEHICLES VISITING OR DELIVERING TO OR FROM SITE

TYPE	NUMBER	TRIPS PER DAY	TYPE	NUMBER	TRIPS PER DAY
Car	Existing	As existing	Commercial Vehicle	Occasional small delivery vehicle - No change.	As existing

## PARKING ON SITE

TYPE	EXISTING	PROPOSED	TYPE	EXISTING	PROPOSED
Standard	As existing	No change	Special (long/wide)		

## SERVICES

How will sewage be disposed of?	Existing sewer connection
How will surface water be disposed of?	Existing stormwater system
What arrangements will be made for refuse storage and collection?	Existing commercial waste service
Are there any special water supply requirements?	No

## EMPLOYMENT *(please indicate if these numbers are estimates only)*

How many people are employed on the site now?	1
How many people are proposed to be employed?	1

## HOURS OF OPERATION

What are the proposed maximum hours of operation?	AM	PM
Weekdays	7	6
Saturdays	8	2
Sundays	No operation	
Public Holidays	No operation	

## STORAGE

Will goods be stored outside?	Yes <input type="radio"/> No <input checked="" type="radio"/>
Is provision made for loading/unloading on site?	Yes <input checked="" type="radio"/> No <input type="radio"/>

*Note to applicant: if answering YES to either question above, ensure storage and unloading areas are marked on plans.*

## TREES

Does the proposal involve the removal of trees or shrubs?	Yes <input type="radio"/> No <input checked="" type="radio"/>
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*Note to applicant: if answering YES to the question above, state the number and identify the precise position and species on the plans.*

## PRIVACY NOTICE

Council collects personal information to carry out its operations as a Tasmanian Local Government. This personal information may be used for other purposes permitted by law. The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations.

You do not have to provide your personal information but if full information is not provided the Council may be unable to action your application or request.

You can find out more about how the Council manages personal information and how you can request access or corrections to it in the Council's Privacy Policy available on the Council website or on request.

## APPLICANT'S DECLARATION

**This section MUST be completed before an Application will be accepted.**

**I/we hereby apply for a planning permit to carry out the use and/or development described in this application and the accompanying plans.**

- a) Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.
- b) I/we declare that the information contained in the form and any attached plans and documents is correct.
- c) I/we own the land, or have notified the owner/s of the land of the intention to make this application in accordance with Section 52 of the *Land Use Planning and Approvals Act 1993*.
- d) By providing Council with the plans and documents attached to this application ("Documents"), I/we:
  - i. warrant to Council I/we own all copyright in the Documents or am a licensee of the copyright owner with the right to grant the following authority;
  - ii. authorise Council to copy the Documents, attach copies to Agendas for any relevant Council meetings and release copies to the public; and
  - iii. acknowledge Council is relying on my/our warranty and authorisation and may seek recovery of any damages suffered by it if my/our warranty and/or authority is incorrect.

<b>Signed by the Applicant:</b>		<b>Date:</b>	
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## LAND OWNED BY COUNCIL OR THE CROWN

Is the land owned by Council or the Crown (i.e. government land)?

Yes  No

**If the answer above is YES:**

- a) The form must be signed by the Minister of the Crown responsible for the administration of the land or by the General Manager of the Council; and
- b) be accompanied by the written permission of that Minister or General Manager to the making of the application. A copy of the delegation must be provided.

**I/we hereby give my/our permission for the lodgement of this application.**

<b>Signed by the Owner(s):</b>		<b>Date:</b>	22.1.26
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*If completing the following section by hand, please ensure legibility. The use of ALL CAPITALS is preferred.*

Name/s – please print	
Title/s (if the owner is a company)	
Written permission to the making of the Application is provided with this form:	Yes <input checked="" type="radio"/> No <input type="radio"/>
A copy of the delegation is provided:	Yes <input type="radio"/> No <input checked="" type="radio"/>