DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-169
PROPOSED DEVELOPMENT:	New goods elevators (Resource Processing)
LOCATION:	100 Cadbury Road Claremont
APPLICANT:	Beca Pty Limited
ADVERTISING START DATE:	13/01/2026
ADVERTISING EXPIRY DATE:	28/01/2026

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**) until **28/01/2026**.

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.

Representations must be received by no later than 11.59 pm on **28/01/2026**, or for postal and hand delivered representations, by 5.00 pm on **28/01/2026**.

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

Drawing Plotted: 23/06/2025 5:16:47 PM

SITE LEGEND AND NOTES

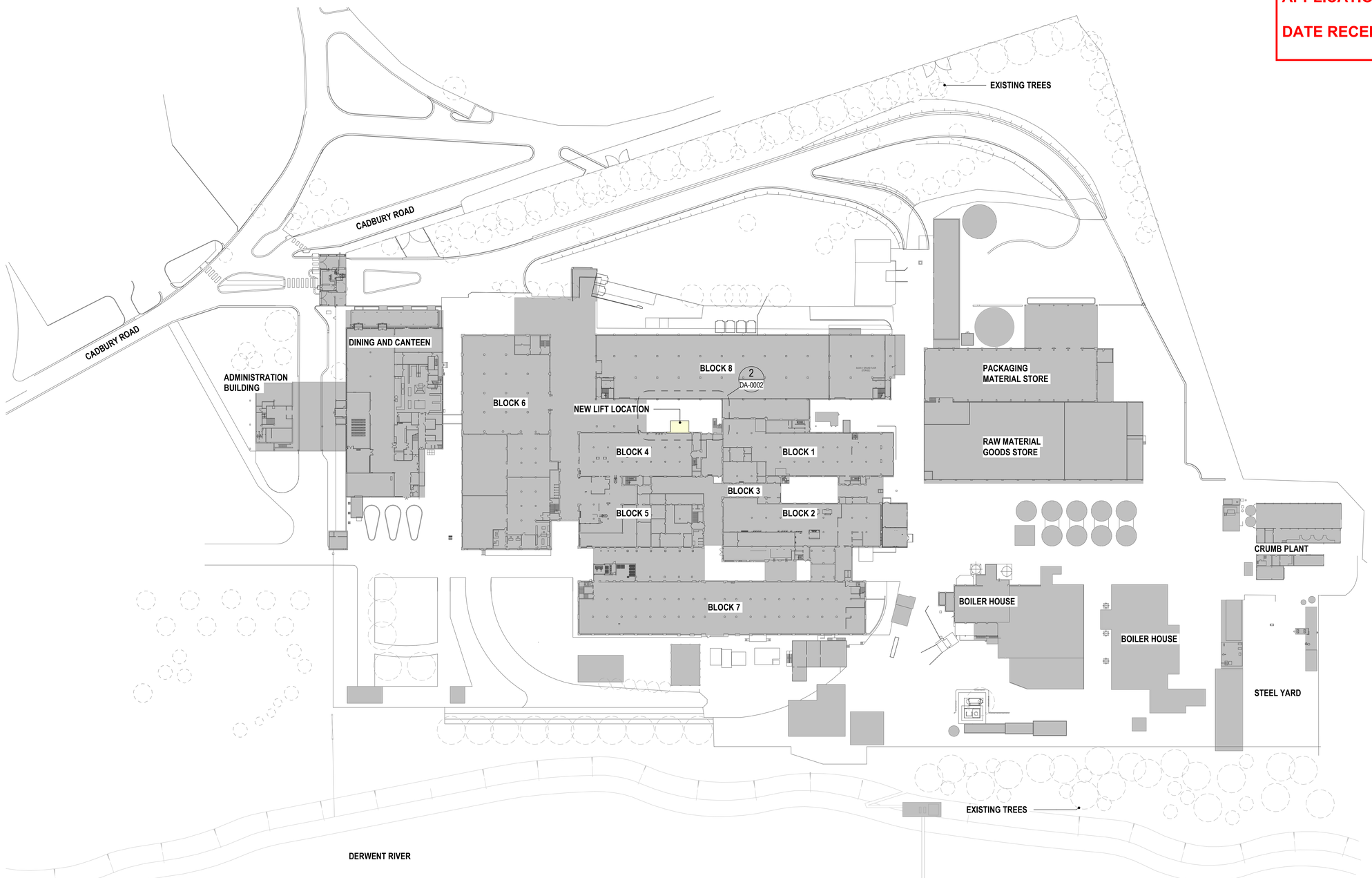
EXISTING BUILDING AND STRUCTURES (NOT IN SCOPE)

NEW BUILDING AND STRUCTURES

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-169

DATE RECEIVED: 26 June 2025



1 / - PROJECT NORTH SITE PLAN
1 : 750

FOR APPROVAL
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
B	ISSUED FOR PLANNING APPROVAL	LJ	TNC	SH	23.06.25
A	ISSUED FOR PLANNING APPROVAL	AG	TNC	SH	04.06.25

Original Scale (A1): As indicated
Reduced Scale (A3)

Design	T. NG CHIE	04.06.25
Drawn	A.GAUTAM	04.06.25
Dsg Verifier	S.PARKIN	04.06.25
Drg Check	T. NG CHIE	04.06.25

Client: Mondelēz International

Project: MONDELEZ CLAREMONT ELEVATOR UPGRADE
Cadbury Road, CLAREMONT TASMANIA

Title: SITE PLAN

Discipline: ARCHITECTURAL

Drawing No.: 2502291-DA-0001

Rev.: B

DO NOT SCALE FOR SET OUT DIMENSIONS

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-169

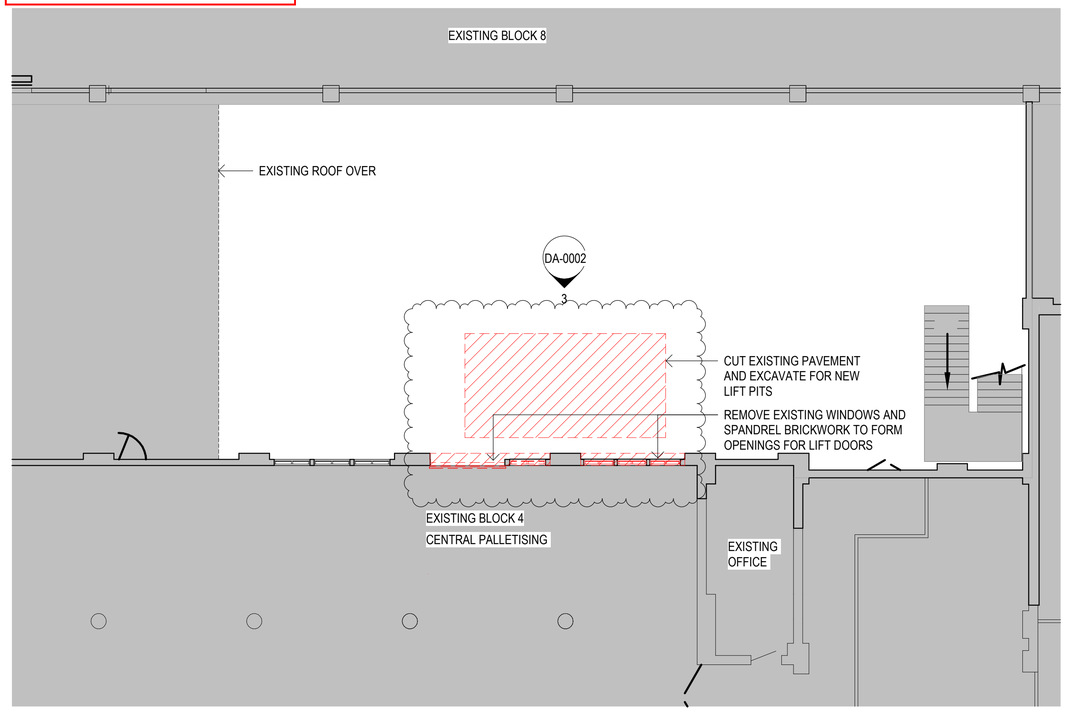
DATE RECEIVED: 26 June 2025

SITE LEGEND AND NOTES

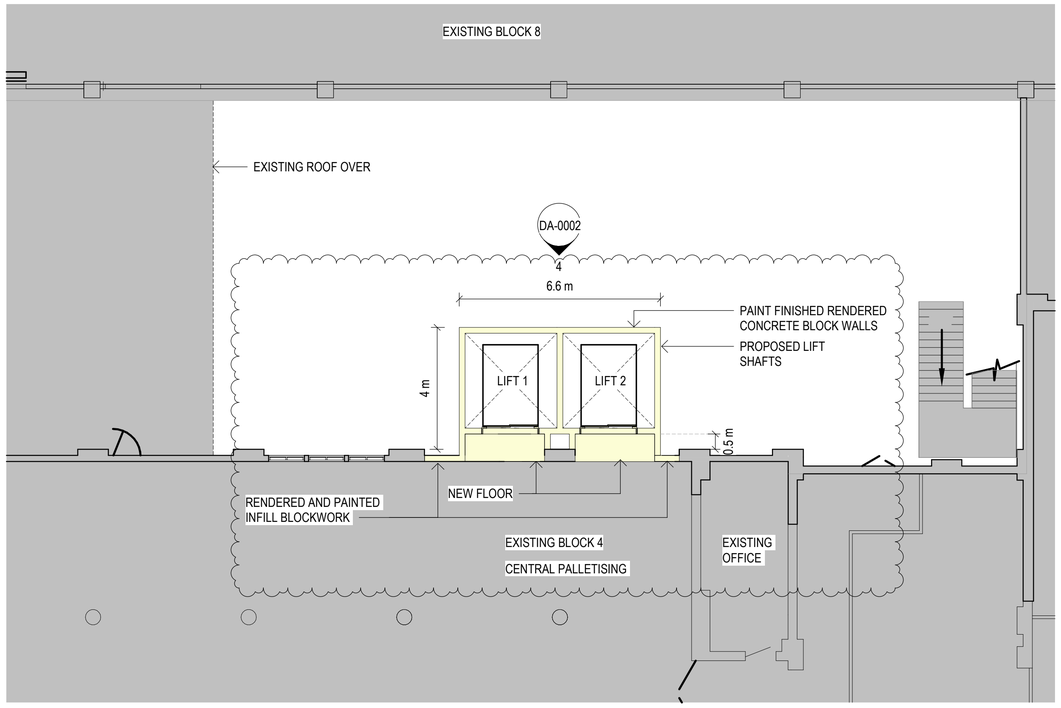
EXISTING BUILDING AND STRUCTURES (NOT IN SCOPE)

DEMOLITION WORKS

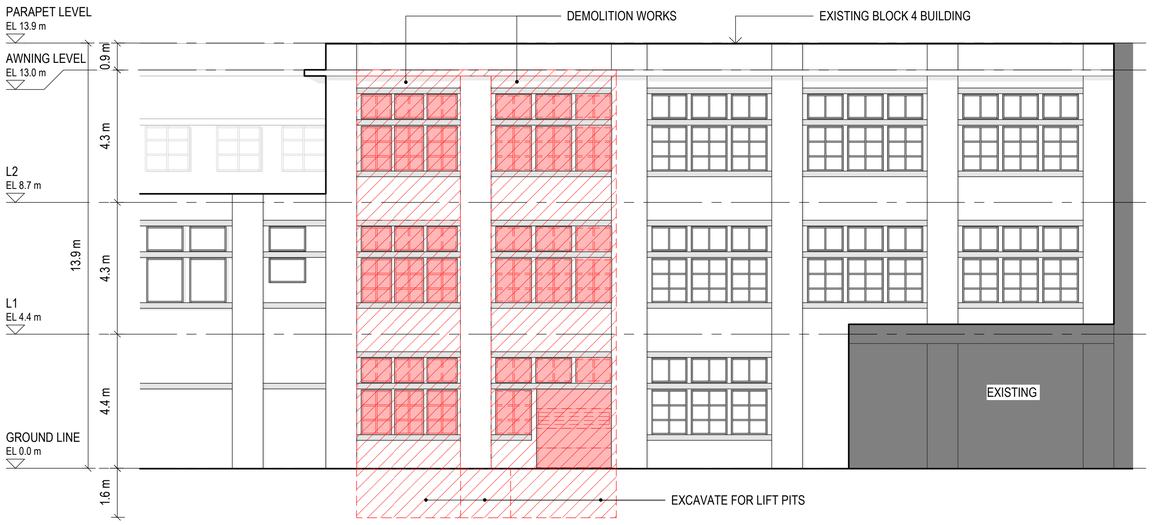
NEW BUILDING AND STRUCTURES



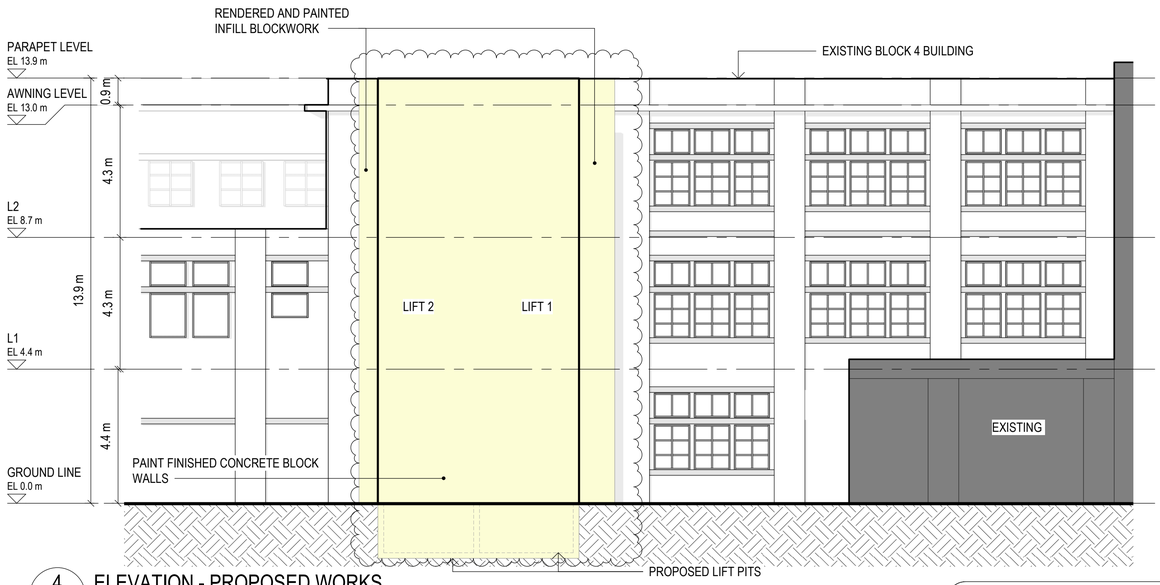
1 - GROUND FLOOR PLAN -DEMOLITION WORKS
1 : 100



2 - GROUND FLOOR PLAN -PROPOSED WORKS (TYPICAL ALL FLOORS)
1 : 100



3 - ELEVATION - DEMOLITION WORKS
1 : 100



4 - ELEVATION - PROPOSED WORKS
1 : 100

FOR APPROVAL
NOT FOR CONSTRUCTION

No.	Revision	By	Chk	Appd	Date
B	ISSUED FOR PLANNING APPROVAL	LJ	TNC	SH	23.06.25
A	ISSUED FOR PLANNING APPROVAL	AG	TNC	SH	04.06.25

Original Scale (A1) As indicated Reduced Scale (A3)

Design	T. NG CHIE	04.06.25
Drawn	A.GAUTAM	04.06.25
Dsg Verifier	S.PARKIN	04.06.25
Drg Check	T. NG CHIE	04.06.25

Client: Mondelēz International

Project: MONDELEZ CLAREMONT ELEVATOR UPGRADE
Cadbury Road, CLAREMONT TASMANIA

Title: LIFT PLANS AND ELEVATIONS

Discipline: ARCHITECTURAL

Drawing No.: 2502291-DA-0002

Rev.: B

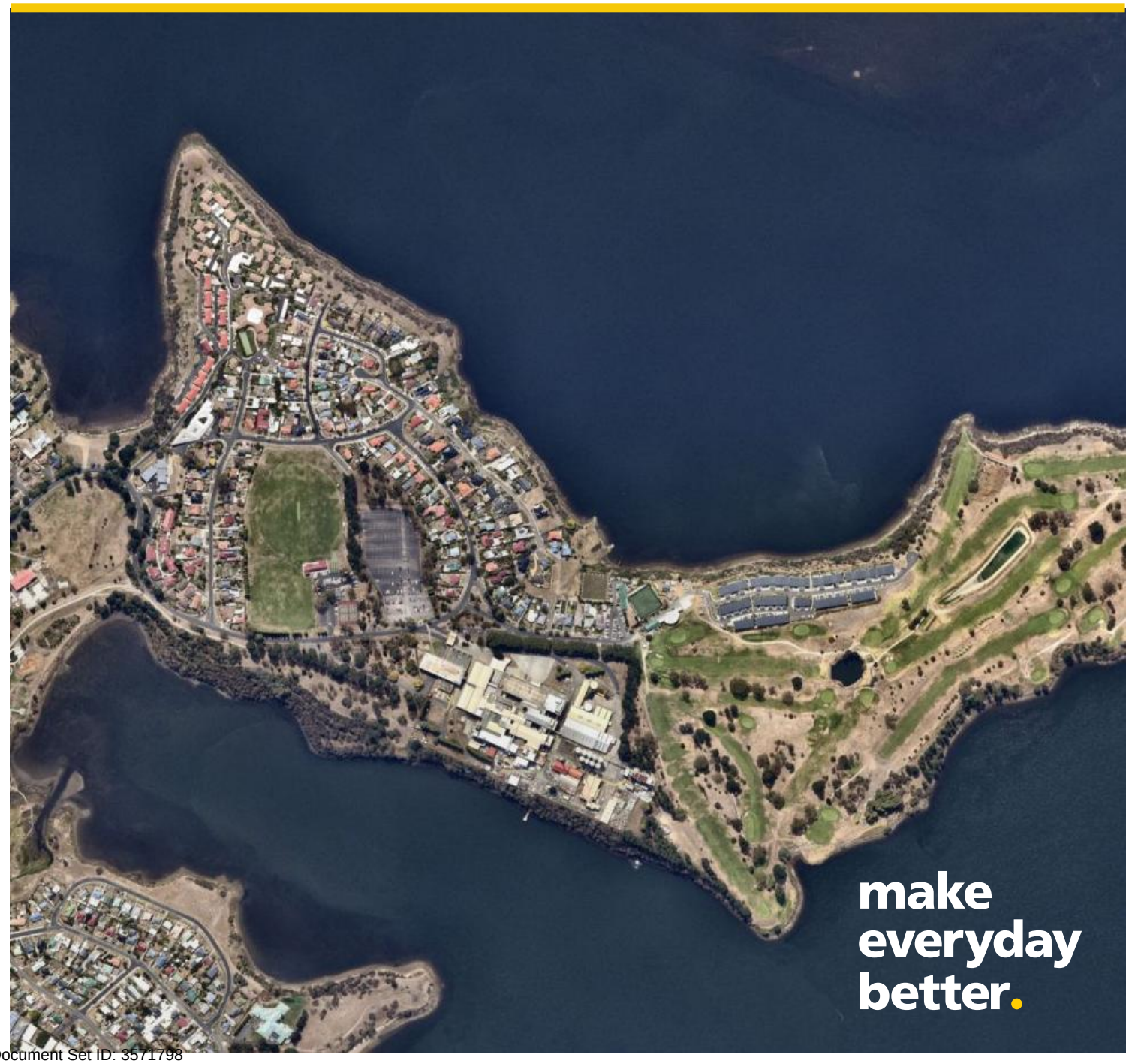
DO NOT SCALE FOR SET OUT DIMENSIONS

Planning Permit Report – Dual Elevators

100 Cadbury Road, Claremont

Prepared for Mondelez Australia
Prepared by Beca Pty. Ltd.
ABN: 85 004 974 341

24 June 2025



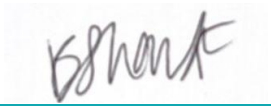
Contents

Appendices

Revision History

Revision N°	Prepared By	Description	Date
1	Belle Shanks	Draft for Internal Review	28/05/2025
2	Belle Shanks	Draft for Client Review	04/06/2025
3	Belle Shanks	Final for Submission	24/06/2025

Document Acceptance

Action	Name	Signed	Date
Prepared by	Belle Shanks		04/06/2025
Reviewed by	Matt Brookes		04/06/2025
Approved by	Matt Brookes		04/06/2025
on behalf of	Beca Pty Ltd		

1 Introduction

1.1 Proposal

This planning permit report (the **Report**) has been prepared by Beca Pty Ltd (**Beca**) on behalf of our client, Mondelez International (**Mondelez**), for the addition of two new goods elevator to the Block 4 building on the site at 100 Cadbury Road, Claremont, Tasmania (Title Reference 139955/2).

Mondelez seeks approval for the two new goods elevators, which are to be located adjacent to the palletising area, within an external shaft on Block 4. The dual elevators are to service the four floors, including the roof of the Block 4 building.

1.2 Applicant and Facility

Mondelez are the operators of the food manufacturing plant located at 100 Cadbury Road (the Site), Claremont, Tasmania (see **Appendix A – Certificate of Title**). The Site has been operational since 1921, producing confectionary products including Cadbury Dairy Milk and Cadbury Roses. The Site has consistently maintained its land use and purpose for the manufacturing of confectionary and dairy products.

1.3 Project Description

Mondelez is proposing the installation of dual elevators on their existing manufacturing site in Claremont, Tasmania. The elevators are proposed to accommodate the movement of pallets across the Block 4 building, and its four levels. The development will comprise of the following works:

- External shaft area on Block 4,
- Dual elevators servicing four floors,
- Any ancillary works, such as minor demolition of the existing structure facade.

A copy of the Development Plans is included in **Appendix B**, and in Figure 1-1 below.

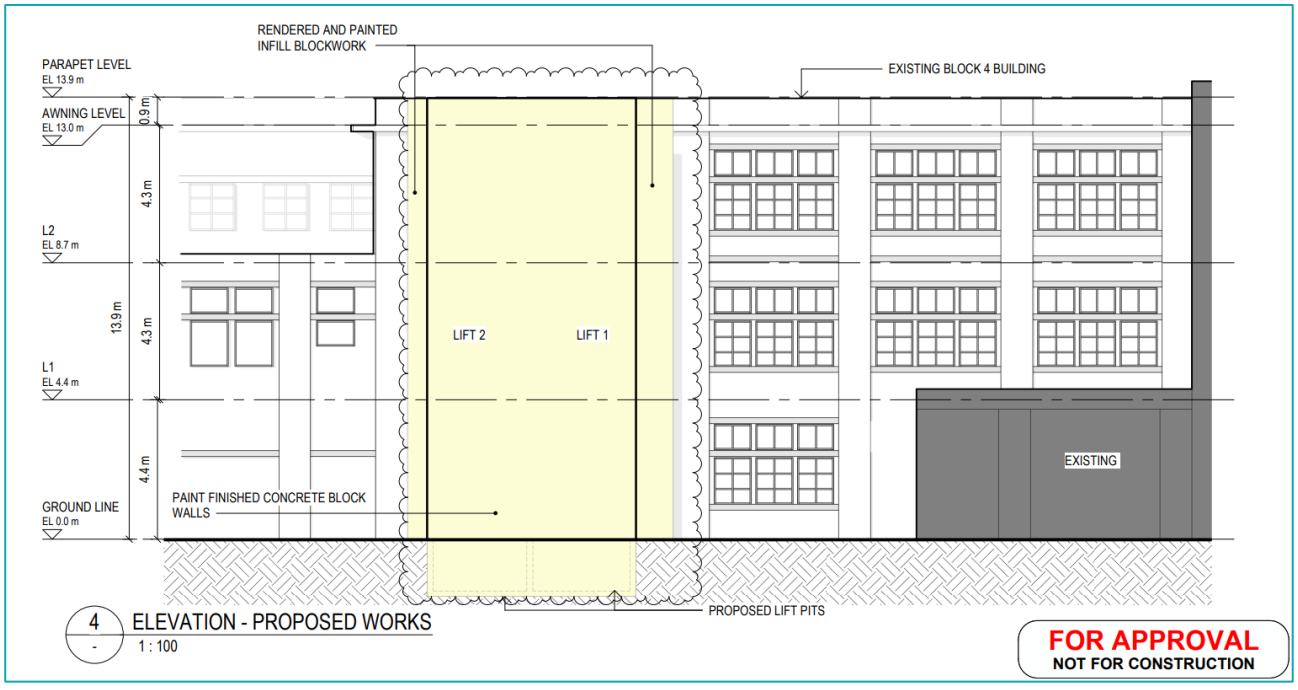


Figure 1-1: Proposed Elevation (Source: Beca)

2 Site and Surrounds

2.1 Site Context

The Site is located at 100 Cadbury Road, Claremont, Tasmania. The formal Certificate of Title number for the site is 139355/2. The Site is located in the Local Government Area of Glenorchy. This lot can be seen outlined below on Figure 2-1.

The lot is approximately 151,700m^2 and is split across three parcels along Cadbury Road. The development area subject to this Report, is the largest of the three parcels, which contains the manufacturing plant. The lot is accessible by public roads and contains private internal roads for heavy site vehicles and operational traffic. This Report is limited to the lot parcel the proposed development is located on. The subsequent assessments supporting the application with respect to the zoning and code requirements of the relevant planning instruments, are also limited the proposed development lot parcel.

Figure 2-1: Site Location (Source: LISTmap)

The proposed development is located in the centre of the manufacturing site, within the existing boundaries of the Site as shown on Figure 2-2. The development is not proposed to extend beyond the established site area (Parcel 139355/2) or encroach on neighbouring properties or areas.

Figure 2-2: Proposed Elevator Location (Source: LISTmap)

2.2 Spatial Context

The Site is located within the municipal area of Claremont in Tasmania. The Site and surrounding neighbourhood are within the jurisdiction of the Glenorchy Council, and the Site is zoned under the Tasmanian Planning Scheme as General Industrial Zone.

The Site is surrounded by a combination of residential and recreational land uses, with the residential areas located to the north of the site, and recreational areas (Claremont Golf Club) located to the east of the Site, with the Sites southern boundary bordering the Derwent River.

3 Legislative and Policy Context

3.1 Development Approval

3.1.1 Land Use Planning and Approvals Act 1993

The *Land Use Planning and Approvals Act 1993* (LUPA Act) is the primary piece of planning legislation in Tasmania. The legislation sets out the various requirements and timeframes that apply for planning tools, including an application for a permit or scheme amendments. The LUPA Act is supported by the *Land Use Planning and Approvals Regulations 2024*.

The proposed development is subject to the Tasmanian Planning Scheme, Local Provisions Schedule and State Planning Policies as required in the LUPA Act.

3.1.2 Land Use Planning and Approvals Regulations 2024

The Land Use Planning and Approvals Regulations implement provisions of the LUPA Act, including the notification of Local Provisions Schedules approval, the procedures for advertising draft planning schemes,

and for the notification of their approval, and for the notice of permit applications by a planning authority. The Regulations also address fees and agencies, including fees for Major Projects and circumstances where interim SPPs amendments may be made under the Act.

3.1.3 Environmental Management and Pollution Control Act 1994

The *Environmental Management and Pollution Control (EMPC) Act 1994* is the key piece of environmental legislation in Tasmania and is administered by the Tasmania EPA. The EMPC Act, among other things, regulates activities that may lead to environmental harm and encourages best practice environmental management by industry and government. The EMPC Act sets out a set of objectives for the Environmental Management and Pollution Control System, and has set out the following regulations under the Act:

- *Environmental Management and Pollution Control (Smoke) Regulations 2019*
- *Environmental Management and Pollution Control (General) Regulations 2017*
- *Environmental Management and Pollution Control (Nosie) Regulations 2016*
- *Environmental Management and Pollution Control (Waste Management) Regulations 2020*
- *Environmental Management and Pollution Control (Underground Petroleum Storage Systems) Regulations 2020*
- *Environmental Management and Pollution Control (Environmental Licences) Regulations 2019*
- *Environmental Management and Pollution Control (Environmental Licences) Regulations 2019*

The EMPC Act further establishes Environment Protection Policies (EPPs) which are designed to specifically give effect to the objectives of the Act. The EPPs define clear environmental objectives, with programs and outcome-oriented goals rather than regulations that set prescriptive rules.

The following EPPs are in operation:

- *Environment Protection Policy (Air Quality) 2004*
- *Environment Protection Policy (Noise) 2009*

The site holds two Environmental Protection Notices (EPNs) from the Tasmania EPA under section 44(1)(a) and (e) of the Act:

- EPN 12258/1 - for the operation of a confectionery factory at 100 Cadbury Road, Claremont, and
- EPN 12214/1 - for the construction and operation of a temporary wastewater buffering system at 100 Cadbury Road, Claremont.

There are no specified conditions in EPN 12258/1 regarding implementing changes to the authorised activity ‘operation of a confectionery factory’, and the proposed development is not anticipated to cause any change to the authorised activity ‘temporary wastewater buffering system’ in EPN 12214/1. Therefore, the proposed development is not expected to require approval from the EPA under the EMPC Act.

3.1.4 Southern Tasmania Regional Land Use Strategy 2010-2035

Under the *Land Use Planning and Approvals Act 1993,* the Minister for Planning may declare regional land use strategies. The regional land use strategies are to be considered in the preparation of Local Provision Schemes as to guide land use planning for the longer-term strategic direction of each region in Tasmania.

The proposed development site is subject to the Southern Tasmania Regional Land Use Strategy 2010-2035 under the direction of the Act. The strategy includes strategic direction and regional policies for the southern region, including the municipality of Glenorchy.

The proposed development does not trigger assessment against the regional policies of the plan, as the development is located on an already established industrial site and does not significantly alter industrial infrastructure and items of regional or State significance.

3.2 Other Legislative Context

3.2.1 Environmental Protection and Biodiversity Conservation Act 1999

The *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC) Act provides the legal framework for the protection and management of nationally and international significant flora and fauna, ecological communities, heritage items, as defined in the EPBC Act as Matters of National Environmental Significance (MNES).

The EPBC aims to balance the protection of MNES and societies growing requirements for economic and social development by implementing a legal framework and process based upon the guiding principles of ecologically sustainable development.

On the 23rd of March 2025, a desktop search of the Australian Government Department of Climate Change, Energy, the Environment and Water Protected Matters Search Tool was undertaken. This search was compiled for the Site with a 1km buffer area and yielded the following results.

Table 3-1: Identified MNES in Desktop Search

Identified MNES	Amount
Listed Threatened Ecological Communities	2
Listed Threatened Species	51
Listed Migratory Species	28
Listed Marine Species	36

Due to the current nature of the development site being highly developed as an industrial site, and the development occurring within a previously developed area, no vegetation removal is required for the proposed development. As there is no proposed vegetation removal, and no proposed works in the nearby marine environment itself, this proposal does not require an EPBC referral.

3.2.2 State Policies and Projects Act 1993

The *State Policies and Projects Act 1993* determines the State Policies that guide the Tasmanian Governments strategic policy direction on matters of State Significance. The policies are related to sustainable development of natural and physical resources, land use planning, land management, environmental protection, and environmental management. The three State Policies operational in Tasmania are as follows:

- *State Policy on the Protection of Agricultural Land 2009*
- *State Coastal Policy 1996*
- *State Policy on Water Quality Management 1997*

The proposed development is not subject to any of the three operational State Policies under the Act, as there is no anticipated impact on agricultural or coastal areas, and no alteration to site discharge that may impact water quality management.

4 Planning Assessment

4.1 Applicable Standards

The development area is wholly within the Glenorchy Local Government Area (**LGA**) and is subject to the Tasmanian Planning Scheme (**TPS**) incorporating the State Planning Provisions and the Glenorchy Local Provision Schedule (**LPS**). A detailed assessment of the Scheme's provisions is carried out in this section of the application.

4.1.1 Glenorchy Local Provisions Schedule

The Glenorchy LPS does not identify any Specific Area Plans that are applicable to the proposed development. As such, no criteria from the LPS apply to the site and the proposed development, and no assessment against the LPS has been undertaken.

4.2 Use Classification

Pursuant to Clause 6.2.1 of the TPS, '*Each proposed use or development must be categorised into one of the Use Classes in Table 6.2'.* Clause 6.2.4 establishes '*If a use or development does not readily fit in any Use Class, it must be categorised into the most similar Use Class'.*

Pursuant to Clause 6.2.1 of the Scheme, the proposed development is categorised within the Resource Processing Use class, which is defined in Table 6.2 of the TPS as follows:

'Use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery, brewery, cidery, distillery, and sawmilling'.

This use class aligns with the EPA Environment Protection Notice (7093/4) which identifies the environmentally relevant activity of the site to be '*The operation of a confectionary factory (Activity Type: Milk Processing Works)'.*

4.3 Zone

The Site is identified as being on a land parcel zoned as the General Industrial Zone under the TPS, refer Figure 4-1. Pursuant to Clause 19.0 of the TPS, the purpose of the General Industrial Zone is as follows:

- *'To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses'*
- *'To provide for use or development that supports and does not adversely impact on industrial activity'.*

Pursuant to Clause 19.2 of the TPS, use and development for the Resource Processing Use in the General Industrial Zone is identified as being 'Permitted' in Table 19.2 'Use Table'. An assessment against the development standards for the zone has therefore been undertaken to assess the development against the purpose and standards of the zone.

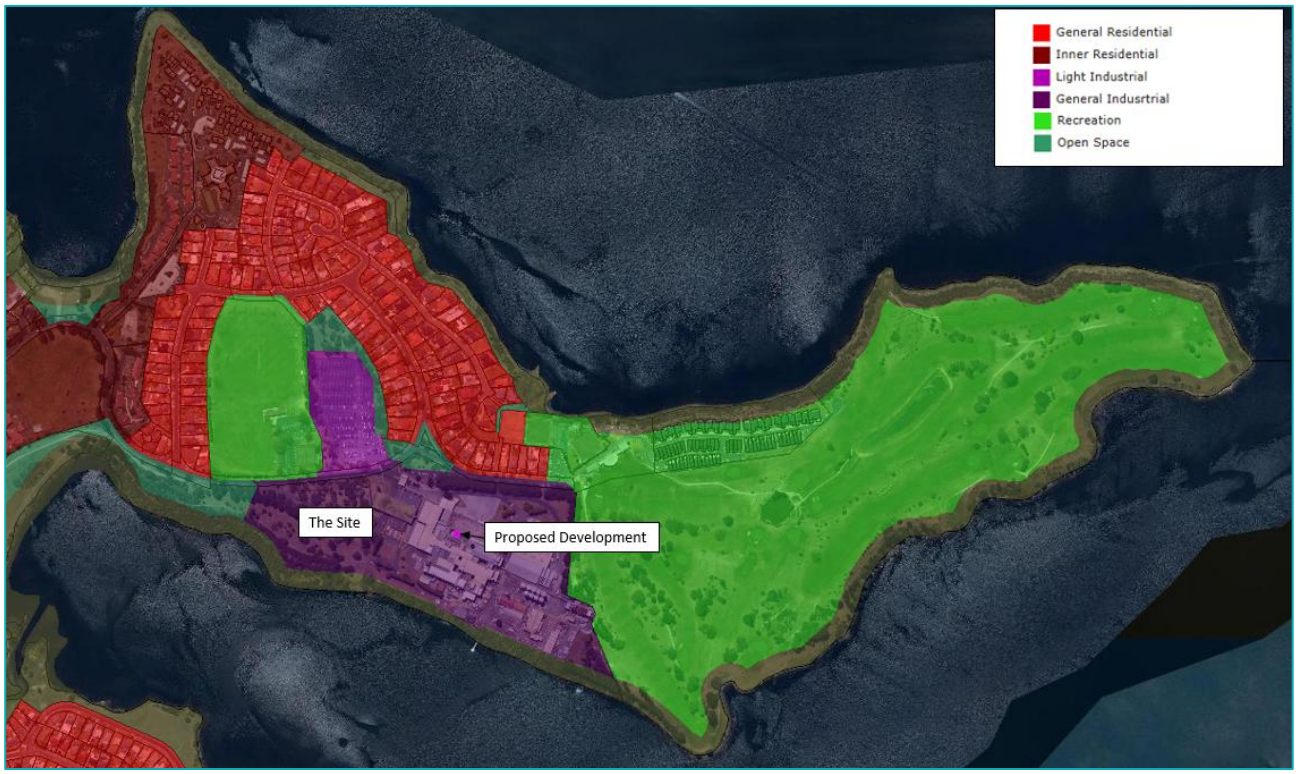


Figure 4-1: Site Zoning (Source: LISTmap)

Pursuant to Clause 19.4 of the TPS, the Development Standards for Building and Works in the Zone are assessed in Table 4-1.

Table 4-1: Planning Scheme Development Standards for Building Works

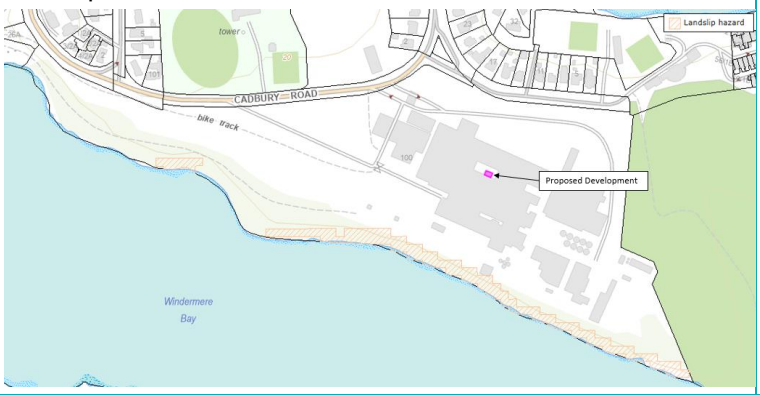
Acceptable Solutions/Performance Criteria	Assessment	Satisfied?
19.4.1 Building Height		
A1 Building height must be not more than 20m.	The proposed elevators and shaft will be limited to the height of the existing Block 4 building, which is approximately **13metres.** The elevators and shaft are not proposed to extend beyond the past of the existing block four building.	**Satisfied**
19.4.2 Building Setback		
A1 Buildings must have setback from a frontage of: (a) Not less than 10m, (b) Not less than existing buildings on the site, (c) Not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	The proposed elevators and shaft are not located near the frontage of the site and are limited to an internal courtyard area of the Block 4 building. The proposed development does not alter the site setback and frontage.	**Satisfied.**
19.4.3 Landscaping		
A1 If a building is set back from a road, landscaping treatment must be provided along the frontage of the site:	The proposed elevators and shaft are not located near the frontage of the site and are limited to an internal courtyard area of the Block 4 building.	**Satisfied.**

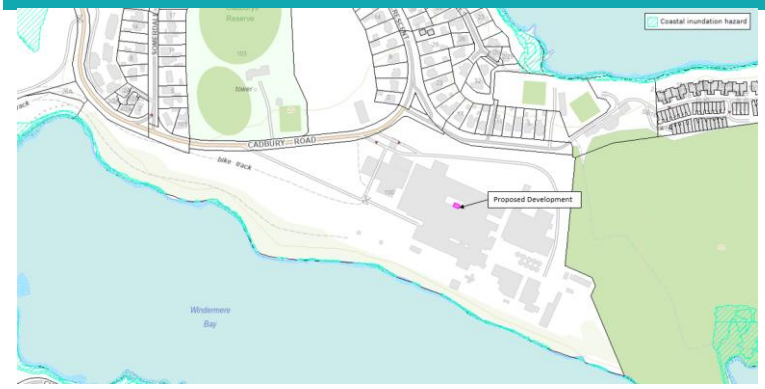
Acceptable Solutions/Performance Criteria	Assessment	Satisfied?
(a) To a depth not less than 6m; or (b) Not less than the frontage of an existing building if it a lesser distance.	The proposed development is not anticipated to alter any characteristics of the site frontage or setback, and landscaping treatment is not considered to be required.	

4.4 Development Codes

Pursuant to the TPS, the proposed development site is subject to development codes. Table 4-2 identifies the development codes applicable to the Site, as determined by the Planning Scheme, and outlines the potential impacts of the development on each code overlay on the development.

Table 4-2: Overlay Codes Identified for the Site

Code	Assessment
Landslip Hazard 	The proposed development is not located in an area subject to this code. As the code is not applicable to the area of the development, no assessment has been undertaken against this code.
Flood-Prone Areas 	The proposed development is not located in an area subject to this code. As the code is not applicable to the area of the development, no assessment has been undertaken against this code.
Coastal Inundation Hazard	The proposed development is not located in an area subject to this code. As the code is not applicable to the area of the development, no assessment has been undertaken against this code.

Code	Assessment
	
Coastal Erosion Area 	The proposed development is not located in an area subject to this code. As the code is not applicable to the area of the development, no assessment has been undertaken against this code.
Priority Vegetation 	The proposed development is not located in an area subject to this code. As the code is not applicable to the area of the development, no assessment has been undertaken against this code.
Future Coastal Refugia Area 	The proposed development is not located in an area subject to this code. As the code is not applicable to the area of the development, no assessment has been undertaken against this code.
Waterway and Coastal Protection Area	The proposed development is not located in an area subject to this code. As the

Code	Assessment
	code is not applicable to the area of the development, no assessment has been undertaken against this code.
Local Heritage Place	See 4.4.1.

4.4.1 Local Heritage Place

The Local Historic Heritage Code is applicable to the Site, as set out in the TPS as follows:

C6.2.1 This code applies to:

(a) Development on land within any of the following, as defined in this code:
- *i. A local heritage place,*
- *ii. A local heritage precinct,*
- *iii. A local historic landscape precinct,*
- *iv. For excavation only, a place or precinct of archaeological potential; and*

(b) The lopping, pruning, removal or destruction of a significant tree as defined in this code.

The proposed development is in an area subject to the Local Historic Heritage Code, as per the TPS, as shown on Figure 4-2.

Figure 4-2: Local Historic Heritage Code Area (Source: LISTmap)

The Site is listed in the Glenorchy Local Provisions Schedule GLE-6.1 Local Heritage Places, as Local Heritage Item GLE-C6.1.24 'Cadbury Industrial Estate – Factory' for the entirety of the site (Folio 13955/2). The LPS identified the heritage values of the site as:

'*The setting and design of the Cadbury Industrial Complex exhibits garden city ideals, and the high engineering and architectural design standards historically underpinning buildings and plan includes elements considered innovative in the context of the global confectionary industry. The place has strong community and intergenerational associations arising from the long-time involvement of Cadbury (and its various parent entities) both as a major employer and supporter of local initiatives.'*

An assessment against the Development Standards for Local Heritage Places, as set out in Clause 6.6 of the TPS is provided in Table 4-3.

Table 4-3: Development Standards for Local Heritage Places

Acceptable Standards/Performance Criteria	Assessment	Satisfied?
C6.6.1 Demolition		
P1 Demolition or removal of buildings on a local heritage place must not cause an unacceptable impact on the local historic heritage significance of the place, having regard to: (a) the physical condition of the local heritage place; (b) the extent and rate of deterioration of the building or structure; (c) the safety of the building or structure; (d) the streetscape or setting in which the building or structure is located; (e) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (f) any options to reduce or mitigate deterioration; (g) whether demolition is a reasonable option to secure the long-term future of a building or structure; and (h) any economic considerations.	The proposed development includes minor demolition works to the existing concrete and building fixings to allow for the new interface between the building and the elevator shaft. The addition of the elevator supports the ongoing use of the site, and improved access and operational safety on the site. The demolition is limited to an internal courtyard and does not cause an unacceptable impact on the local historic heritage significance of the place.	**Satisfied.**
C6.2.2 Site Coverage		
P1 The site coverage must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the topography of the site; and (b) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in	The proposed development does not significantly alter the site coverage. The elevator design has taken into consideration material, height, width and access elements as to minimise impact to amenity value. The proposed development is therefore considered to have minimal impact on the site coverage, topography and historic	**Satisfied.**

Acceptable Standards/Performance Criteria	Assessment	Satisfied?
the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person.	heritage values, as there is no proposed development that alters the sites character or functionality.	
C6.6.3 Height and Bulk of Buildings		
P1 The height and bulk of buildings must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the character and appearance of the existing building or place; (c) the height and bulk of other buildings in the surrounding area; and (d) the setting of the local heritage place.	The proposed development proposes a dual elevator and external shaft on an existing building on the Site. The development has been designed to an approximate height of 13m, length of 9m, and width of 3.5m as to match the existing height and length of the building. The height of the elevator shaft does not extend beyond the existing height of the block four building. The proposed development is not visible from the external façade of the Site and does not alter the character and appearance of the frontage of existing buildings on the site that may contribute to the setting of the local heritage place. The proposed development is therefore considered to have negligible impact to historic heritage values, as there is no proposed development that alters the sites character or functionality.	**Satisfied.**
C6.6.4 Siting of Buildings and Structures		
P1 The front, side and rear setbacks of a building must be compatible with the local historic heritage significance of the place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the topography of the site; (c) the size, shape, and orientation of the lot; and (d) the setbacks of other buildings in the surrounding area.	The proposed development is limited to the addition of dual elevators and shaft, located on an external wall within a private internal courtyard behind existing block four. The development is proposed to take place on the northern end of block four, within the internal courtyard shared between block four and block eight and consequently does not impact setbacks of existing site buildings. The proposed development does not significantly alter the front, side or rear setback of any building on the site, as the addition is restricted to an internal courtyard area that does not contribute to additional length to any building on the site.	**Satisfied.**
C6.6.5 Fences		
A1 New fences and gates on local heritage places must be designed and constructed to match existing original fences on the site.	The proposed development does not include any fencing or alterations to existing fences.	**Not Applicable.**
C6.6.6 Roof Form and Materials		

Acceptable Standards/Performance Criteria	Assessment	Satisfied?
A1 Replacement roofs on local heritage places which will be visible from any road or public open space adjoining the site, must be of a form and material to match the existing roof being replaced.	The proposed development does not include any alterations to existing roofs on the Site. The proposed development has been designed to minimise impact to the site's visual amenity.	**Satisfied.**
C6.6.7 Building Alterations, excluding roof form and materials		
P1 Building alterations, excluding roof form and materials, of an existing building that is a local heritage place must be compatible with and not detract from the local historic heritage significance of the place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the design, period of construction and materials of the building on the site that the building alterations most directly relate to; (c) the dominant external building materials in the setting; and (d) the streetscape.	The proposed development is an addition to an existing building, as to accommodate dual elevators and shaft. The proposed addition has been designed with considerations of the existing building materials, with the design anticipating the use of similar design characteristics. The proposed development is located in an area of restricted access, and consequently restricted view. The development has negligible impacts on the streetscape and is considered to have minimal impact the external building façade.	**Satisfied.**
C6.6.8 Outbuildings and Structures		
A1 Outbuildings and structures on local heritage places must: (a) not be located in the front setback; (b) not be visible from any road or public open space adjoining the site; (c) not have a side that is longer than 3m; (d) have a gross floor area less than 9m²; (e) have a combined total area of all outbuildings on the site of not more than 20m²; (f) have a maximum height less than 2.4m above existing ground level; (g) not have a maximum change of level as a result of cut or fill of more than 1m; and (h) not encroach on any service easement or be located within 1m of any underground service.	The proposed development does not include any outbuildings (as defined in Clause 3.1 of the Tasmanian Planning Scheme).	**Not Applicable.**
C6.6.9 Driveways and Parking for Non-Residential Purposes		
A1 Driveways and parking areas for non-residential purposes on local heritage places	The proposed development does not include any alterations to existing car	**Not Applicable.**

Acceptable Standards/Performance Criteria	Assessment	Satisfied?
must be located behind the building line of buildings located or proposed on a site.	park areas or propose any new car park areas or driveways on the Site.	
C6.6.10 Removal, Destruction or Lopping of Trees, or Removal of Vegetation that is specifically part of a Local Heritage Place		
P1 The removal, destruction or lopping of trees or the removal of vegetation which is specifically part of a local heritage place listed in the relevant Local Provisions Schedule, must not cause an unreasonable impact on the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the age and condition of the tree or vegetation; (c) the size and form of the tree or vegetation; (d) the importance of the tree or vegetation to the local historic heritage significance of a local heritage place; and (e) any advice by a suitably qualified person.	The proposed development does not require or anticipate vegetation removal, destruction or lopping.	**Not Applicable**

4.5 Notification

The proposed development application is considered to be 'discretionary' due to the Site being heritage listed under the Glenorchy Local Provisions Schedule. The application is therefore required to be publicly exhibited for 14 calendar days.

5 Impact Assessment

5.1 Heritage Impact

5.1.1 Historic Heritage Impacts

A search of the Tasmanian Heritage Register was completed on the 28 May 2025, and returned the following results within 200m of the Site.

Table 5-1: Tasmanian Heritage Register

Heritage Item	Address	Register Number	Approx Distance from Development (metres)
House (Cadbury Estate)	15 Bournville Crescent, Claremont	7175	110

Heritage Item	Address	Register Number	Approx Distance from Development (metres)
House (Cadbury Estate)	17 Bournville Crescent, Claremont	7174	115
House (Cadbury Estate)	19 Bournville Crescent, Claremont	7173	130
House (Cadbury Estate)	21 Bournville Crescent, Claremont	7172	150
House (Cadbury Estate)	13 Bournville Crescent, Claremont	7171	175
House (Cadbury Estate)	4 Bournville Crescent, Claremont	7160	189

As the development is limited to within the boundaries of 100 Cadbury Road, and will not be visible from the streetscape, it is considered that the development will have negligible impacts to the heritage values of the items identified on the Tasmanian Heritage Register in Table 5-1. As there are nil anticipated impacts to the heritage items, no further heritage assessment has been conducted, and no approval has been sought under the *Historic Cultural Heritage Act 1995.*

It is acknowledged that the permanently registered Heritage Items of House (Cadbury Estate) (Heritage IDs 7161-7162, 7168-7170) are located on 6-8 Bournville Crescent and 25-29 Bournville Crescent Claremont, approximately 200-250 metres away from the proposed development area.

The local historic heritage significance of the Site at 100 Cadbury Road Claremont has been assessed against the development standards of the Tasmanian Planning Scheme, in Section 4.4.1 of the Report.

5.1.2 Aboriginal Cultural Heritage

This report recognises that the entirety of the Australian landform and its surrounding waterways are of utmost significance to Aboriginal and Torres Strait Islanders peoples. Aboriginal Cultural Heritage impacts are most appropriately qualified by Aboriginal peoples themselves having regard to unique customary knowledge, intangible values, and relationship to country.

In terms of cultural heritage recognised by the *Aboriginal Heritage Act 1975,* a desktop search of LISTmap was completed and did not identify any known sites or objects of Aboriginal cultural heritage significance within the Site.

It is considered highly unlikely that an accidental discovery should take place during construction or operation of the proposed development, due to the highly disturbed nature of the industrial site and its built surroundings.

5.2 Visual Amenity Impact

The potential visual amenity impacts of the proposed development is limited to:

- The users of the industrial Site,
- Visitors on site tours,

The proposed dual elevators and shaft are not visible from the closest public roads of Cadbury Road and Bournville Crescent, due to the development being located on an internal courtyard on the Site, located between block four and block eight (refer Appendix B). As the addition has been designed with the consideration of the materials and colouring of the existing building, the visual impacts to users of the Site and site visitors are considered to be minimal. It is considered there are no anticipated changes to the site buildings overall character, bulk or scale. The proposed development has no change on the landscape and streetscape of the area and remains consistent with the site's General Industry zoning.

5.3 Environmental Impact

5.3.1 Stormwater and Flooding

The proposed development is located approximately 140 metres from the coastal tidal line of the Derwent River as shown on Figure 5-1.

Figure 5-1: Coastal Tidal Line (Source: LISTmap)

Despite the general proximity of the development to the coastal boundary, impacts from coastal erosion, stormwater discharge, flooding and potential rising water levels are considered negligible. A search on LISTmap retuned no results for flooding risks or inundation for the proposed development area, and it is considered that the development is sufficiently separated from the coastline to avoid erosional impacts.

The proposed development is also not anticipated to have any impact on the existing stormwater and flood management protocols on the Site. As the proposed development consists of dual elevators and the shaft, it is considered that stormwater runoff will be discharged via the existing drainage system, with only minor flow increases, which do not warrant any stormwater upgrades.

5.3.2 Flora and Fauna

The proposed development is to be constructed on an established industrial site, that contains minimal vegetation, other than the vegetation planted for visual amenity along the site frontage, and vegetation on the riverbed and embankment along the southern boundary. The proposed development is located towards the centre of the Site and is not anticipated to affect the existing vegetation identified.

The construction works will be undertaken with precaution to minimise disturbance of the current operational capacity of the Site, and to minimise disturbance to areas of planted vegetation on the Site. Precautionary methods may include the use of internal site loads for the movement of heavy machinery or vehicles and avoiding frequent use of internal roads near areas of planted vegetation as to prevent any accidental damage or harm. No vegetation is proposed to be removed to facilitate the development.

6 Conclusion

This planning permit report has assessed Mondelez's proposal for the development of two new goods elevators, which are to be located adjacent to the palletizing area, within an external shaft on Block 4, at its confectionary manufacturing plant in Claremont, Tasmania.

Overall, the proposed development is generally consistent with the desired outcomes for the General Industrial Zone, and all codes applying to the Site. Environmental impacts are expected to be minimal or negligible, as outlined in Section 5 of this report.

It is respectfully requested that the Glenorchy City Council approve the development as proposed.

A

Appendix A – Certificate of Title

B

Appendix B – Development Plans

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Glenorchy City Council
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19 December 2025

PLN-25-169 – Additional Information Follow Up Letter – 100 Cadbury Road

This letter has been prepared in response to Council's Request for Further Information, dated 23 September 2025. This response has been prepared on behalf of the applicant, Mondelez Australia, to respond to the Glenorchy City Council's request. Please find below a response to each item, and information regarding proposed changes to the original development.

Table 1: Request for Information Assessment

Request for Information	Applicant Response
C6.0 Local Historic Heritage Code	
1. A statement prepared by a suitably qualified person (heritage architect) that sets out the heritage impact of the proposed demolition on the surviving integrity and historic heritage significance of the building, noting that Block 4 (1921/22) was part of the first phase of Cadbury-Fry-Pascall factory construction designed by engineer/architect Edward Giles Stone (an innovator, and world leader at the time, in the design of concrete buildings). In addition to assessment of the overall heritage impact of the proposed demolition on the architectural details/engineering significance of Block 4, the statement must quantify both: (a) the percentage of the original Block 4 building exterior that survives in the present; and (b) percentage of the original Block 4 building exterior that will remain extant post demolition based on the extent of demolition shown on Application Drawing No. 2502291-DA-0002.	A Heritage Impact Assessment (HIA) was completed by Graeme Corney (Architect and Heritage Consultant), dated 28th October 2025 (see **Appendix A**). The HIA identified that the heritage significance of Block 4 is generally considered to be high value of importance in Tasmania. This is due to the external building design architectural style being a combination of Inter-War Stripped Classical and Inter-War Chicagoesque. However, the internal spaces are utilitarian in design, contrasting to the Block 4 external façade which is Inter-War Stripped Classical. The internal spaces were noted as having low heritage significance and are generally open spaces designed to cope with continually changing production equipment and processes. (a) Refer to **Appendix B**, sketch 2502291-AA-K003 Rev B. View 1 shows parts of the Block 4 building that survives in the present (highlighted red) (not built up against by any surrounding buildings). This area is 37% of the original Block 4. Note that the original Block 4 perimeter is calculated as three elevations (highlighted on the plan) due to its connection to Block 1. (b) The proposed works will demolish one bay in the northern wall. This will bring the percentage of the

Request for Information	Applicant Response
	original Block 4 building exterior remaining to 30%. The HIA assessment concludes that the proposed scope of the lift installation works, including the demolition, are respectful to the original design and are an appropriate heritage response with minimal impact on the heritage significance of Block 4.
2. A statement explaining why demolition is required, and whether there are any feasible alternatives, including to reduce the extent of demolition proposed. Reason for request: *The Beca planning report (p11) states 'the proposed development includes minor demolition works to the existing concrete and building fixings' to accommodate the two good elevator. Additional information is required to enable Council to assess the veracity of this statement, and indeed the heritage impact of the proposed demolition of two bays (to full height) of Block 4 under Clause C6.6.1, P1 (e) of the Code. Similarly, no explanation is provided as to 'why' the works are required (including to the extent specified) to inform Council's assessment under Clause C6.6.1, P1 (g) of the Code.*	**T**he scope of the proposed works is the installation of the two adjacent elevators in the Block 4 Building adjacent to the palletizing area. The purpose of the elevators is to service movement of pallets and other goods between four floors (including the roof). This is to improve the operational efficiency and safety in operation with the movement of goods. During the design process, three other options were considered but ultimately dismissed, and have been summarised as follows: a. Do nothing: current issues with utilising lifts in other blocks to service Block 4 will continue and be exacerbated with any increases to production b. Lift installed in existing building: no suitable location within the existing Block 4 footprint without significant impediment to current operations c. Single lift: Given the frequency of movements needed for Block 4 operations, it is likely that the lift in other blocks would still be utilised to service Block 4, not eliminating the operational efficiencies and safety items that justify the project The HIA assessment concludes that the proposed scope of the lift installation works, including the demolition, are respectful to the original design and are an appropriate heritage response with minimal impact on the heritage significance of Block 4.

If you have any further requests or clarifications, please reach out to the undersigned. We trust this response has satisfied the Council request.

Yours sincerely,

Belle Shanks

Planner

on behalf of

Beca Pty. Ltd.

HERITAGE IMPACT ASSESSMENT: PROPOSED ALTERATIONS TO 1939 BLOCK 4 AT CADBURY CHOCOLATE FACTORY, CLAREMONT

28 October 2025

prepared by
graeme corney architect & heritage consultant

Figure 1 Block 4 is completely hidden behind these later buildings, view from north west

Figure 2 Block 4 elevation where the lifts will be, view from internal courtyard

1 INTRODUCTION

Mondelez International, owner of Cadbury Chocolate Factory is intending to add two lifts to Block 4 to improve production.

The Cadbury site is of historic cultural heritage significance and is listed on the Glenorchy City Council Heritage Schedule. Block 4 is one of the structures of heritage significance on the factory site.

I have been engaged to give heritage advice on the proposed lifts extension and to provide a heritage assessment to accompany a Development Application to Glenorchy City Council. My Conservation Management Plan for Block1 1-5 June 2015 is used as the basis for this assessment.

2 HISTORY OF THE PLACE

The chocolate company which started as Cadbury in Birmingham, England in 1824 has grown into a large and successful international company. As Cadbury has taken over some of its competitors and combined with others it has undergone several name changes and broadened its range of products.

Initially John Cadbury, a committed Quaker, imported and traded in tea, coffee and cocoa as alternative drinks to alcohol. As his importing business became increasingly more successful, he opened a chocolate-making factory in 1847 and joined with his brother Benjamin in the firm called Cadbury Brothers.
From the early days of the chocolate making business the Cadbury family shared a strong ideological interest in the welfare of the poor. Some of their company profits were put into a proposed 'Model Parish Mission' which sought to build a community estate of workers housed in freehold cottages with schools, farms and factory. Although this model alcohol-free estate never came to fruition it preceded by some fifty years the 'Garden City Movement' –a similar but larger scale vision of new decentralized communities being established in an environment which was healthy, beautiful and efficient for all of its occupants. This term 'Garden City Movement' was first coined by its proponent and social reformer Ebenezer Howard who believed that by combining the best characteristics of town and country living the resultant 'Garden City' would provide decent living for all.

By 1879 Cadbury Brothers had become so successful that a new much larger factory was built on the edge of Birmingham. It was first called Bournbrook then changed to Bourneville. Many of the paternalistic and social values of the Cadbury family of Quakers were demonstrated in the growth of Bourneville. The estate eventually included about 2,000 houses, parks, open spaces and sports ovals.

At the end of the First World War the Australian Government refused to lift a war ban on the importation of certain goods. Australia had been a major export market for Cadbury chocolate, so the company eventually decided to build its first overseas factory.

Various sites in Sydney and Melbourne eventually lost out to the stunning Claremont site of 246 acres used at the time as an army training camp.

The land was purchased in 1920 and immediately planning began to create a 'garden village' using many of the Garden City principles -scaled down to suit the size of this venture.

Cadbury Estate is now regarded as an important example of socially orientated industrial development in Tasmania. The Cadbury company has been one of Tasmania' biggest private employers for nearly 100 years. The company has always employed leading architects and engineers to build and expand its Claremont factory. Much of the work has been innovative in the global confectionary industry.

Block 4 was constructed in 1921-22 as part of the simultaneous construction of blocks 1-5 together with the bridges between them. Blocks 1-5 were the first buildings constructed on the site for the purpose of chocolate production.

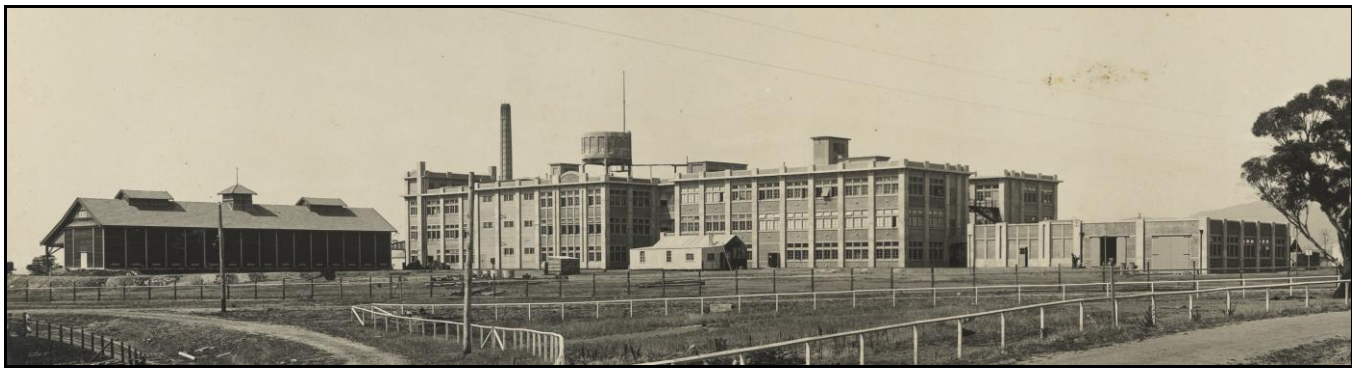


Figure 10 Larger buildings from left to right: Bean Store; Block 1, Block 4, Block 6 (Block 5 is behind Block 4). This view of Block 4 is now largely concealed by later buildings. 1923 photograph courtesy Tasmanian Archives PH30/1/3929

Designer

The designer of Blocks 1-5 and the first section of Block 6 was Edward Giles Stone (1873-1947). Stone is of National significance for his innovative work in reinforced concrete structures. Stone was born in Sydney. His first employment was as an apprentice to his father and civil engineer John Jasper Stone. In 1893 he worked for The NSW Public Works department in the Roads and Bridges branch at the time that former branch members were building the first reinforced concrete structures in the country.[1]

Stone joined the Sydney Harbour trust in 1900. In 1907 he moved to private practice as a 'Consulting Engineer and Structural Architect'. He specialized in reinforced concrete structures, established a pre-casting plant for house construction in Emu Plains, NSW and took out several patents for concrete storage chambers and silos.

In 1910 Stone formed a partnership with Ernest J Siddeley who effectively became the project manager for structures that Stone designed. This partnership operated until its termination in 1921.

Stone is renowned for his use of the Considere system of reinforced concrete – effectively the use of circular bands of steel reinforcement in concrete columns and beams. Stone invented reinforcement spirals as an advance on the Considere system.

Stone combined innovative construction technology with a fine sense of architectural proportion in his range of designs which are now seen as both

[1] Wikipedia, *Edward Jiles Stone*

innovative and daringly spectacular. Stone is considered to be one of the leading designers in reinforced concrete structures in the world in the early decades of the 20th century.[2]

Two of his most important works were the Barwon Sewer Aqueduct (built 1913-15) and the former Dennys Lascelles Austin Concrete Woolstore (Bow String Truss extension), Geelong (built in 1910).

The Aqueduct is listed on the Register of the National Estate (RNE) and is recognized for its length and span which pushed the boundaries of concrete structures at that time. The Woolstore extension was recognised for its large span concrete trusses which bridged spans of over 52m – a distance far exceeding any concrete roof span in the world at that time. The Woolstore site was nominated for world heritage listing and had been supported by the assessment panel when it was controversially demolished in 1990.

Six of Stone's structures are on the NSW Heritage Register.

Stone moved to Tasmania in 1921 where he co-founded the Tasmanian Cement Pty Ltd in 1922 and was its managing director until 1925 when he was sacked by the board. The company became Goliath Portland Cement in 1928.

Stone worked on the Miena Dam no. 2 and designed large projects including the Stone Building in 1923 -originally a railway workshop in Launceston and now converted as the centrepiece for the Queen Victoria Museum and art Gallery which occupied the redundant railway yards site over two decade ago. He later moved to Port Kembla and then Narrabeen.[3]

Stone's other achievements included construction of breakwaters, jetties, floating pontoons, aqueducts, silos, retaining walls, flour mills, tilt slabs and precast panels throughout NSW, Victoria and SA. In particular his work in pre-fabricated concrete silos and other structures was visionary. His factory-controlled pre-fabrication methods which required minimal on-site skills to erect, produced high quality structures with evolving connection methods. Panels which initially were bolted with external fastenings eventually were fixed with clever interlocking edges –some of which are not properly understood even today.[4]

Blocks 1-5 are painted reinforced concrete structures with recessed panels between pilaster columns, and timber famed windows with highlights. Some recessed panels have stucco render. Blocks 1-5 have undergone some major extensions to add new floors and to link with neighbouring buildings. Extensions include an additional floor to Block 1 eastern end in 1949 (designed by CFP); a further extension of this third floor to cover the balance of Block 1 in 1950 (designed by CFP); an additional floor to Block 5 in 1951 (designed by CFP); an additional floor to Blocks 2 and 3 in 1956 (designed by CFP); and further extensions of this third floor addition to Block 3 in 1967 (designed by CFP). Numerous detail changes include fixing of large service pipes to outside walls, blocking in of a number of window openings, and fixing of air vents through window and wall surfaces. The adaptations –particularly over the last two

[2] *Wikepedia, Edward Jiles Stone*
[3] Conserving Our Heritage –Make a Difference! Conference paper by John Gibson and Tony Dawson, Nov 2011
[4] *Heritage Assessment –Albury Mill and Associated Structures* by Michael Bogle, NSW Dept of Planning

decades have been pragmatic operational changes with little regard to overall aesthetic consistency. Spalling from concrete cancer is evident in some areas – mainly to the ground floor.

3 HERITAGE SIGNIFICANCE OF BLOCK 4 (from June 2015 CMP)

3.01 The Design

The design of Blocks 1-5 are of one designer (Edward Giles Stone) and one design. Stone is now recognized nationally not only for his technically innovative use of reinforced concrete but also for his innovative designs. Blocks 1-5 are no exception.

Stone's designs for Cadbury's industrial buildings demonstrate the convergence of two major design movements between 1900 and 1930. They are 'Eclectic Traditionalism' and 'Modernism'. A number of technical innovations such as the Otis break lift, steel-framed high-rise structures, slip-form concrete, and large-paned glass encouraged designers to explore new building capabilities. A broad preference for familiar images and architectural patterns restrained those technical exploits. The result was Eclectic Traditionalism (elements of Classical architecture with its order, unity and composition were carried through from the 19th century to the early 1930s). Modernism in America which began at the turn of the century with the work of Frank Lloyd Wright did not gain momentum until the 1920s. The agenda of Modernism was to emphasise newness rather than the architectural past and pursue the technological advances and their capabilities with gusto.[5]

In Australia by 1900 the architecture of Chicago was having an influence but steel-framed buildings and reinforced concrete structures did not become more common until after 1910. Stone explored pre-cast concrete buildings from 1908. Walter Burley Griffin arrived from Chicago in 1912 to help create his Garden City design for Canberra. Griffin was an advocate of Modernism but seemed to be a voice in the wilderness. The first truly Modern Movement Australian buildings were produced in the white aesthetic in Melbourne in 1930.[6]

This was the context for Stone's work. His chosen architectural language for Cadburys site is a combination of Inter-War Stripped Classical and Inter-War Chicagoesque. The buildings combine a simplified Eclectic Traditionalism with Modernism. The Cadbury Industrial buildings are perhaps the first truly Modern buildings in Tasmania and are amongst the earliest in Australia.

Certainly Stone designed some of the earliest reinforced concrete structures in mainland Australia then later in Tasmania. The innovations he brought to the concrete industry and in particular using his own adaptation of the Considere method of reinforcement gives Stone an important place amongst early twentieth century architects in this country. His Cadbury industrial buildings weren't the first reinforced concrete buildings in Tasmania. The University of Tasmania Centre for the Arts building at 37-41 Hunter Street was built over a decade earlier but is Federation Warehouse in style. Stone's Cadbury buildings were truly Modern.

The Inter-War Stripped Classical characteristics of the Cadbury designs are as follows:

[5] Sir Bannister Fletcher, *A History of Architecture*. Architectural Press, Sydney 1996. p.1484
[6] Ibid, p.1646

1 symmetrical façade; 2 division into bays indicating classical origins; 8 elements of other styles (parapet has Federation Free Style elements); 10 simple surfaces; 11 large simple areas of glass; and 12 spandrels between storeys subdued to emphasise verticality.[7]

The Inter-War Chicagoesque characteristics of the designs are as follows:
1 grid-like façade expressing or implying framed structure; 3 emphatic cornice; 4 vertical structural members treated as pilasters; 5 large window openings of horizontal proportions; 6 three-light windows; and 7 spandrels expressing storey divisions.[8]

A clever innovation of these first factory buildings was to flood their roofs with water to provide insulation against overheating, a sensible strategy for a temperature-sensitive product like chocolate. It is assumed that Stone conceived the roof-flooding concept. A large water-tank can be seen above Block 1 on figure 5.

3.02 Statements of significance

Using the criteria of the *Historic Cultural Heritage Act*, appropriate Statements of Historic Heritage Significance for Blocks 1-5 are as follows:

(a) *none*

(b) Blocks 1-5 of Cadbury's Industrial Estate are of historic cultural heritage significance because they were amongst the first concrete-framed buildings in Tasmania;
The importance to Tasmania of this cultural value is high.

(c) Blocks 1-5 of Cadbury's Industrial Estate are of historic cultural heritage significance because of their potential to reveal technological aspects of the helical reinforcement system that EG Stone employed (but kept secret) in his concrete framed structures.
The importance to Tasmania of this cultural value is medium.

(d) Blocks 1-5 (including the links between the Blocks) of Cadbury's Industrial Estate are of historic cultural heritage significance because they demonstrate the principal characteristics of Inter-War Stripped Classical and Chicagoesque styles. These characteristics are represented in the following elements – Inter-War Stripped Classical: symmetrical façade; division into bays indicating classical origins; elements of other styles (parapet has Federation Free Style elements); simple surfaces; large simple areas of glass; and spandrels between storeys subdued to emphasise verticality; Inter-War Chicagoesque: grid-like façade expressing or implying framed structure; emphatic cornice; vertical structural members treated as pilasters; large window openings of horizontal proportions; three-light windows; and spandrels expressing storey divisions;
The importance to Tasmania of this cultural value is high.

[7] R Apperley, R Irving & P Reynolds, *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson, p.166
[8] Ibid, p.182

(e) Blocks 1-5 of Cadbury's Industrial Estate are of historic cultural heritage significance because they demonstrate innovative use of reinforced concrete using an adaption of the Considere reinforcement system;
The importance to Tasmania of this cultural value is high.

Blocks 1-5 of Cadbury's Industrial Estate are also of historic cultural heritage significance because they demonstrate innovative use of flooded roofs for temperature control purposes;
The importance to Tasmania of this cultural value is high.

(f) *none*

(g) Blocks 1-5 of Cadbury's Industrial Estate are of historic cultural heritage significance because of their association with important early twentieth century Australian architect/engineer Edward Giles Stone who designed the buildings.
The importance to Tasmania of this cultural value is high.

(h) *none*

3.03 Heritage significance of spaces and items

The internal spaces are utilitarian and of low heritage significance. They were conceived as flexible generally open spaces to cope with continually changing production equipment and processes inside. No original production machinery or equipment has survived.

3.04 Conservation Policy Generally (from 2015 CMP)

Blocks 1-5 exteriors

item	discussion	sign	photo	recommendations
north elevation	These elevations are almost entirely obscured. Where they are visible a number of adaptations are evident. The courtyard between Blocks 1 and 2 still demonstrate the design intent of Stone.	L M		Minor alterations should be in accordance with policy 70
east	This elevation shows one of its extensions to the eastern end.	L	 Block 1 eastern extension	Minor alterations should be in accordance with policy 70
south	This elevation is almost entirely obscured. Visible sections have M significance. The additional floor extension is visible. Detail alterations include adding of service pipes and air grilles, replacement of some windows with blockwork or solid panels, and the painting of window	L M	 Block 3 showing additional floor	Minor alterations should be in accordance with policy 70

	glass.			
west	This elevation is almost entirely obscured.	L	 Block 5 is the thin section of building with cantilevered cornice to right of photo	Minor alterations should be in accordance with policy 70

3.05 Conservation Policy for External wall alterations

Minor alterations should be to a consistent pattern of detail that is sympathetic to the original design.

Policy 70: Where window panes are replaced by panels, those panels should be to the grid of the windows and should be painted gloss black or dark grey to demonstrate their original purpose as windows.

Where whole window openings need to be blocked up, where possible the solution should be to retain the window and cover it with a panel with a smooth texture coat of colour to match existing. This solution is reversible if the opportunity ever arises.

Existing infill blockwork should be also smooth texture coated whenever possible to match all other infill alterations.

New penetrations and infills should be sized to respect the existing grid and rhythm of its architecture.

All new external services units, ventilators, pipes etc should be finished with a consistent colour if possible. A dark colour is ideal because it attracts less attention.

Priority: High/ongoing

3.06 Conservation Policy for Internal fabric and spaces

Internal spaces are of low significance and can be adapted to suit changing operational needs without impact on heritage values.

The structural system of reinforced concrete columns supporting concrete beams and slabs is the main internal fabric of any significant heritage value and should continue to be exposed to demonstrate the early twentieth century factory as it appears in all of the archival photographs.

Policy 72:

Continue to expose the internal structural system of columns and beams without concealing them.

Priority: Medium/ongoing

3.07 Conservation Policy for Roof Alterations

The roofs originally were flooded for insulation purposes. The original water storage tank above Block 1 remains intact and should be retained –even if made redundant in the future.

Policy 73:

Retain the water storage tank above Block 1 as a demonstration of original purpose-built fabric.

Blocks 1-5 have flat roofs consistent with their modern architectural style.

Priority: High/ongoing

Policy 74:
Any future roof extensions of Blocks 1-5 should be either in the same architectural style and detailing as the original or be set back from important elevations and employ a different 'visually lightweight' cladding material.
Priority: High/ongoing

4 THE PROPOSED DEVELOPMENT

The proposal is to construct two external lifts across the northern elevation –as shown on BECA drgs. 2502291-DA-0001B and 2B.

5 HERITAGE IMPACT OF PROPOSED DEVELOPMENT

The heritage impacts have been measured against the Conservation Policy of the 2015 CMP.

Policy 70

- **Where window panes are replaced by panels, those panels should be to the grid of the windows and should be painted gloss black or dark grey to demonstrate their original purpose as windows.**
- **Where whole window openings need to be blocked up, where possible the solution should be to retain the window and cover it with a panel with a smooth texture coat of colour to match existing. This solution is reversible if the opportunity ever arises.**
- **Existing infill blockwork should be also smooth texture coated whenever possible to match all other infill alterations.**
- **New penetrations and infills should be sized to respect the existing grid and rhythm of its architecture.**

DESIGN RESPONSE
The replacement of windows with smooth rendered infill blocks slightly recessed and painted gloss black is an appropriate design response. The existing grid and architectural rhythm is respected and continued by the use of recessed window infills and recessed sections in the new lift surfaces which reflect the original rhythm of windows. The respectful solutions appropriately mitigate any potential adverse heritage impacts on the external walls.

Policy **72**

- **Continue to expose the internal structural system of columns and beams without concealing them.**

DESIGN RESPONSE
The internal structural system remains unchanged -with no heritage impact.

Policy 73

- **Retain the water storage tank above Block 1 as a demonstration of original purpose-built fabric.**
- B**locks 1-5 have flat roofs consistent with their modern architectural style.**

DESIGN RESPONSE
The water tank is unaltered. The proposed lifts have flat roofs consistent with the original design of the block. There is no heritage impact.

Policy 74

- ***Any future roof extensions of Blocks 1-5 should be either in the same architectural style and detailing as the original or be set back from important elevations and employ a different 'visually lightweight' cladding material.***

DESIGN RESPONSE

The replacement of windows with smooth rendered infill blocks slightly recessed and painted gloss black combined with the creation of recessed sections in the new lift surfaces pay architectural respect to the original fenestration treatment. Although the new work is not a different 'visually lightweight' cladding material, the fact that the original cladding material of render-covered concrete (or concrete blocks) is repeated, the particular solution is considered to have no adverse heritage impact. The respectful solutions appropriately mitigate any potential adverse heritage impacts on the external walls.

6 SUMMARY AND RECOMMENDATIONS

It is my opinion that the proposed solutions are respectful to the original design and are an appropriate heritage response with minimal impact on the heritage significance of block 4.

It is recommended that:
1 The proposed external treatment of the new lifts be in accordance with Figure 2 below.

Subject to the incorporation of recommendation1 above, I recommend that the proposal be approved.

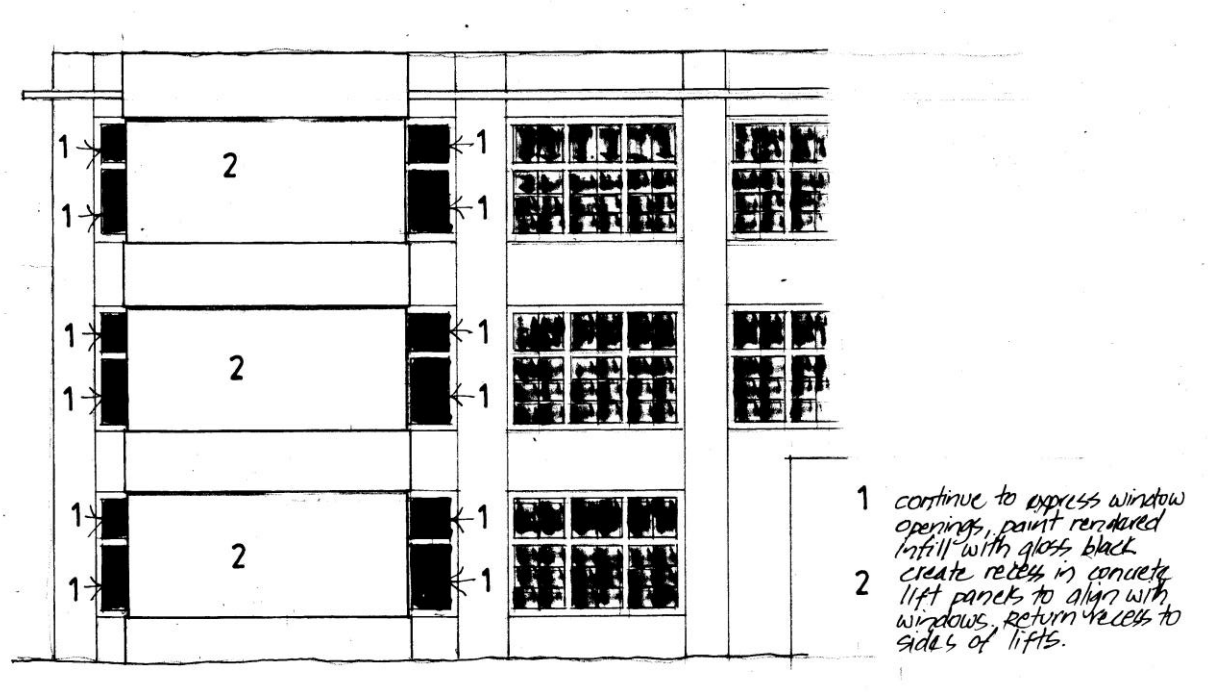
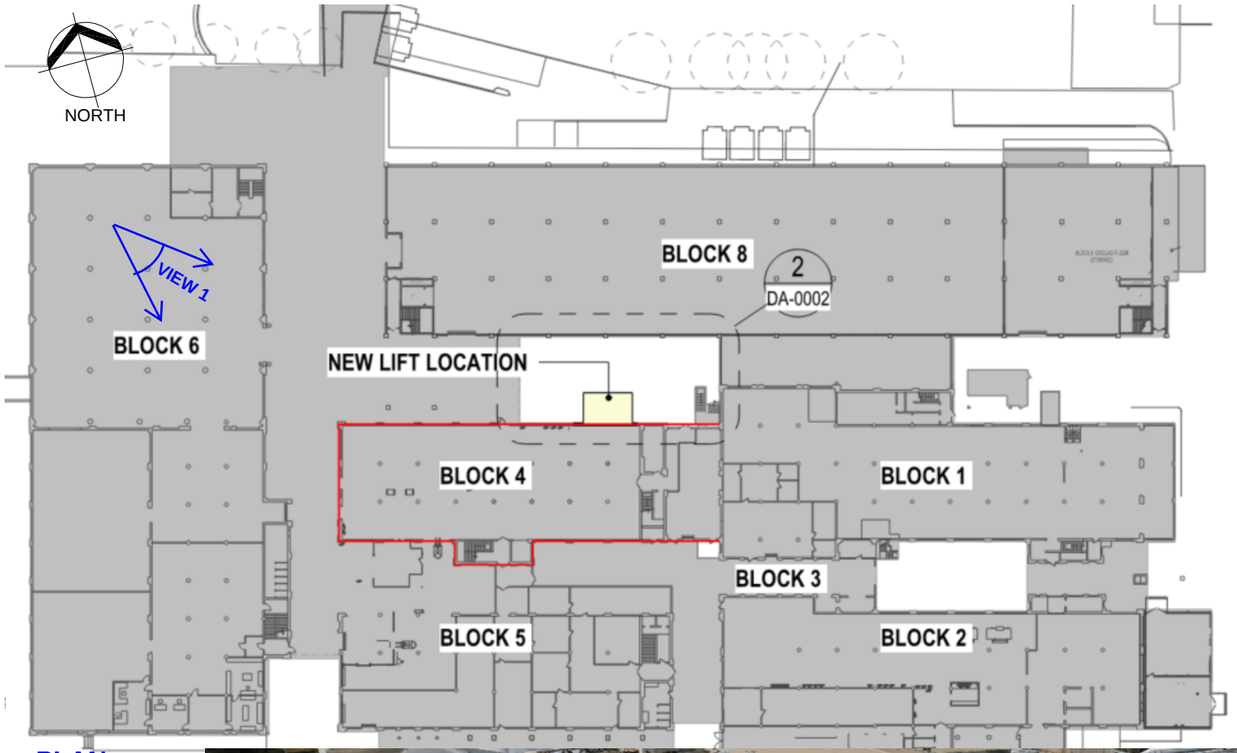
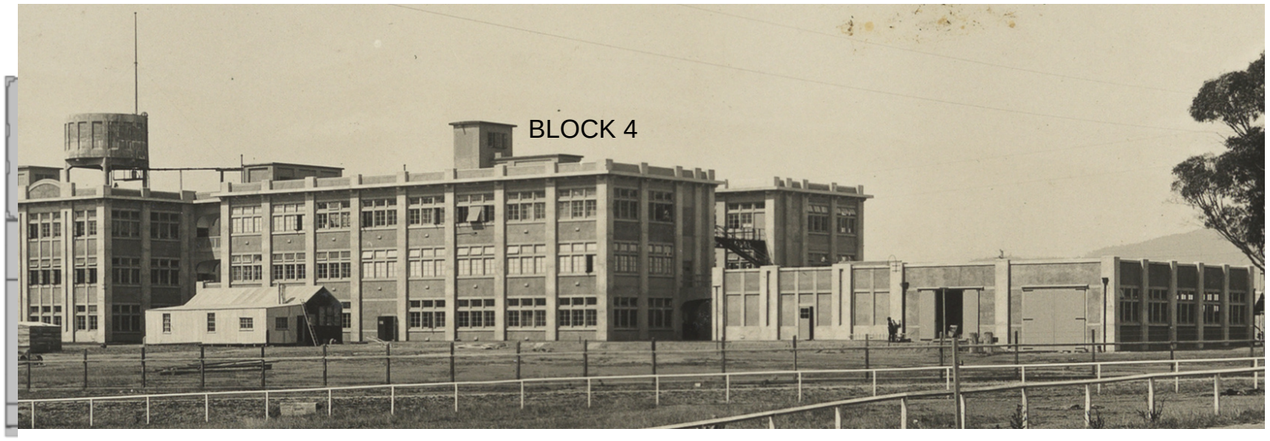


Fig. 2 PROPOSED ARCHITECTURAL TREATMENT OF BUILDING 4 NEW LIFTS



PLAN



HISTORIC IMAGE

VIEW 1

% of original Block 4 exterior surviving at present is approximately 37%

% of original Block 4 exterior surviving after lift installation is approximately 30%

PLEASE PRINT IN COLOUR

Beca

JOB TITLE:	MONDELEZ CLEREMONT LIFT DA
SKETCH TITLE:	FACADE AREA CALCULATIONS

DATE:	04.12.2025	JOB No.:	2502291
SCALE:	NTS	SKETCH No.:	AA-K003
DRAWN:	TNC	REV:	B
VERIFIED:	-	APPROVED:	TNC
REASON FOR ISSUE:	INFORMATION		
SOURCE OF BACKGROUND:	-		