



**MINUTES**  
**Glenorchy Planning Authority**  
**Meeting**  
**held at the Council Chambers**  
**on Monday, 4 May 2026**  
**at 3:30 pm**



- Chairperson:** Sue Hickey (Mayor)
- Present (in Chambers):** Alderman Russell Yaxley (Deputy Mayor), Steven King, Tim Marks and Joshua Cockshutt.
- In attendance (in Chambers):** Emilio Reale (Chief Executive Officer), Patrick Marshall (Director Infrastructure and Works), Paul Garnsey (Manager Development), Lyndal Byrne (Coordinator Planning Services), Helen Ayers (Lead Statutory Planner), David Parham (Heritage Officer), Emily Burch (Senior Transport Engineer), Bree Narksut (Senior Development Engineer), Dan Egodawatte (Manager Assets Engineering and Design) and Simon Street (Environmental Health Officer).
- In attendance (by video link):** None
- Leave of Absence:** None

The Chair opened the meeting at 3.30pm.

The Chair acknowledged and paid respect to the Tasmanian Aboriginal Community as the original and traditional owners and continuing custodians of the land and their elders, past and present.

*We acknowledge the muwinina people as the traditional owners of this land. We recognise the Tasmanian Aboriginal people as the original owners and continuing custodians of the land, sky and country and waters of this island, Lutruwita. We pay our respect to Aboriginal Elders, past and present. We commit to working in a way that welcomes and respects all Aboriginal and Torres Strait Islanders.*

The Chair read a statement noting that the meeting would be recorded and live streamed to members of the public.

## 1 PLANNING AUTHORITY DECLARATION

The Chairperson stated that the Glenorchy Planning Authority (GPA) intended to act as a Planning Authority under the Land Use Planning and Approvals Act 1993.

## 2 APOLOGIES

Nil

## 3 PECUNIARY INTEREST NOTIFICATION

Nil

## 4 CONFIRMATION OF MINUTES

### **Resolution:**

Ald. Marks/Ald. King

That the minutes of the Glenorchy Planning Authority meeting held on 16 March 2026 be confirmed.

The motion was put.

**FOR:** Ald. Hickey, Ald. Yaxley, Ald. Cockshutt, Ald. King and Ald. Marks

**AGAINST:** Nil

**ABSTAINED:** Nil

The motion was CARRIED.

## 5 PROPOSED USE AND DEVELOPMENT – TOURIST OPERATION - CHOCOLATE EXPERIENCE AT CADBURY 100 CADBURY ROAD, CLAREMONT

Author: Planning Officer: Adam Smee/Helen Ayers

Qualified Person: Planning Officer: Adam Smee/Helen Ayers

Property ID: 2245343

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-25-307</b>
<b>Applicant:</b>	<b>ERA Advisory</b>
<b>Owner:</b>	<b>Cadbury Schweppes Pty Ltd</b>
<b>Zone:</b>	<b>Light Industrial Zone, General Industrial Zone, and Environmental Management Zone</b>
<b>Use Class</b>	<b>Tourist Operation</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<p><b><i>18.3.1 All uses P1</i></b></p> <p><b><i>18.3.2 Discretionary uses,</i></b></p> <p><b><i>18.4.3 Fencing</i></b></p> <p><b><i>19.3.1 Discretionary uses,</i></b></p> <p><b><i>23.3.1 Discretionary uses,</i></b></p> <p><b><i>23.4.2 Building height, setback and siting; P1 and P2;</i></b></p> <p><b><i>23.4.4 Vegetation management,</i></b></p> <p><b><i>C2.6.5 Pedestrian access,</i></b></p> <p><b><i>C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction,</i></b></p> <p><b><i>C6.6.2 Site coverage,</i></b></p> <p><b><i>C6.6.3 Height and bulk of buildings,</i></b></p>

**C6.6.5 Fences,**

**C6.6.8 Outbuildings and structures,**

**C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place,**

**C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area, P1 and P2;**

**C7.6.2 Clearance within a priority vegetation area,**

**C11.5.2 Uses located within a non-urban zone and within a medium coastal inundation hazard band,**

**C11.6.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area,**

**C12.6.1 Buildings and works within a flood-prone hazard area,**

**C14.6.1 Excavation works, excluding land subject to the Macquarie Point Development Corporation Act 2012,**

**C15.6.1 Building and works within a landslip hazard area, and,**

**GLE-S15.7.1 Siting of buildings, structures and landscape elements.**

(The proposal meets all other applicable standards as demonstrated in the attached appendices)

<b>Level 2 Activity?</b>	<b>No (see referrals section)</b>
<b>42 Days Expires:</b>	<b>6 May 2026</b>
<b>Existing Land Use:</b>	<b>Manufacturing and processing</b>
<b>Representations:</b>	<b>18 representations (including 2 late representations)</b>
<b>GPA Delegation</b>	<b>Exceeds representation number and cost of works</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions.</b>

## **RECOMMENDATION**

That a permit be granted for the Tourist Operation - Chocolate Experience at Cadbury (CEC), 100 Cadbury Road, Claremont, subject to the following conditions:

### **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-25-307 and the endorsed documents, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2025/01407-GCC dated 23 February 2026, form part of this permit.
3. No playgrounds or associated infrastructure are approved as part of this permit.
4. The car park to the north of Cadbury Road must not be used (other than for staff) in association with the tourist operation outside of the following hours:
  - (a) 7.00am to 9.00pm Monday to Saturday; and
  - (b) 8.00am to 9.00pm Sunday and public holidays.
5. The approved hours of operation for the tourist operation use are 9am to 6pm for all days. However, the tourist operation may operate in a reduced manner within the hours of 6pm to 11pm on Wednesdays to Saturdays (inclusive). When operating in this reduced manner, the use of the approved building must be limited to either the ground floor, or, to the lounge on level 2 and necessary ancillary spaces such as toilets and circulation spaces.
6. Any recommendations made in the Marine Ecological Assessment prepared by Marine Solutions Tasmania (dated September 2025) regarding minimising the impact of the proposal upon the marine environment must be implemented.
7. Prior to construction, a plan must be submitted to Council that demonstrates that the paths proposed within the waterway and coastal protection area between the visitor experience building and the jetty would be designed to mitigate potential impacts caused by erosion, siltation, sedimentation, and runoff.
8. Any works carried out within the waterway and coastal protection area or the future coastal refugia area must follow the guidelines provided in the *Wetlands and Waterways Works Manual* and the *Tasmanian Coastal Works Manual*.
9. Any recommendations made in the Coastal Inundation Hazard Assessment Report prepared by Pitt and Sherry (dated 9 September 2025) must be implemented.

10. Any recommendations made in the Environmental Site Assessment prepared by Pitt and Sherry (dated 29 August 2025), including the preparation of a Construction Environmental Management Plan for the development, must be implemented.
11. Any recommendations made in the Slope Stability Report prepared by Pitt and Sherry (dated 9 September 2025) must be implemented.

### Environmental Health

12. All mechanical plant, other than the VRF units, are to be on automated timers, and thus not inadvertently operate during the nighttime period as recommended in the Noise Vibration Consulting Noise Impact Assessment dated 8 September 2025.
13. Commercial vehicle movements must only be between 7.00am and 9.00pm Monday to Saturday and between 8.00am to 9.00pm Sunday and public holidays.

### Environmental Planning

14. Prior to commencement of works, all declared and environmental weeds within the works footprint must be controlled using appropriate methods consistent with DNRE guidelines. Declared weeds should be managed under a Weed Management Plan to ensure compliance with the General Biosecurity Duty and the *Biosecurity Act 2019*.
15. All plant, machinery, and imported materials must be cleaned prior to entering the site to prevent introduction or spread of weeds or pathogens. Hygiene procedures must follow:
  - DNRE Weed and Disease Planning and Hygiene Guidelines,
  - Tasmanian Coastal Works Manual: A Best Practice Management Guide for Changing Coastlines,
  - Wetlands and Waterways Works Manual.

*Advice: <https://nre.tas.gov.au/invasive-species/weeds/weed-hygiene>*

16. No removal of vegetation, or works are to occur within the root zone of the *Eucalyptus viminalis* identified within the Waterway and Coastal Protection Area as a potential nesting tree.

### Heritage

17. All gravel paths must have an upper surface of 20mm chocolate rock as specified in REALM Studios, Materials + Furniture palette, p27, or similarly recessive surface treatment.
18. The section of former Cadbury rail formation must be recognised as such in wayfinding (directional) signage.

19. The succession plantings (inter-plantings) of *Liriodendron tulipifera* and management of the *Pinus radiata* trees along the historical pedestrian path and service road approaches to the Cadbury factory must:
- (a) Reflect and seek to replicate the historical planting pattern as evidenced by the existing *Pinus radiata* tree line/s,
  - (b) Be supervised by a suitably qualified arborist in a manner that will cause minimal disruption to the existing Cadbury-era *Pinus radiata* trees to be retained in accordance with the phased approach set out in the Arbscope, Cadbury service road, Claremont, Tasmania report prepared for Gallagher Jeffs and dated 26/11/25; and
  - (c) Be established according to the phased succession plan, and otherwise to the specifications set out in the Arbscope, Cadbury service road, Claremont, Tasmania report prepared for Gallagher Jeffs and dated 26/11/25.
20. Prior to construction, further plans and specifications must be provided to Council for the accessway and the paths between the jetty and the CEC building. The plans and specifications must:
- (a) Demonstrate that the materials, finishes, lighting, and landscaping provided for the accessway and paths from the jetty would be recessive in colour, not more than 40% in reflectivity, discreet (unobtrusive), and serve to reduce the visual impact of the structures when viewed from key vantage points.
  - (b) Be to the satisfaction of Council's Director Infrastructure and Development.

Once approved by Council, the construction of the accessway and paths from the jetty must be consistent with the further plans and specifications.

## Engineering

21. Prior to the issuing of a Building Approval or the commencement of works on site submit an Erosion and Sediment Control (ESC) plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer.

The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting or demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways, or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council.

The approved Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

*Advice: For further information please refer to Erosion and Sediment Control (ESC) Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at [www.derwentestuary.org.au/stormwater/](http://www.derwentestuary.org.au/stormwater/)*

22. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
23. The property owner is to ensure that Council's road assets and infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
24. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to, and repaired to, the requirements of Council's Development Engineer, at the developer's cost. It is the developer's responsibility to obtain and submit with the Building Application, a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction. The photographic record shall be relied upon to establish the extent of damage caused to Council's assets throughout construction. If the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works is deemed to be the responsibility of the developer and must be repaired at the developer's cost.

25. A detailed estimate of all public civil works must be submitted to Council, and the engineering drawing approval fee must be paid, prior to the issue of approved engineering drawings through the Condition Endorsement process or the granting of any Building Approval, whichever occurs first. The engineering drawing approval fee will be calculated as a percentage of the value of public civil works, in accordance with Council's Fees and Charges Register applicable at the time the plans are submitted for Condition Endorsement. Construction must not commence until the engineering drawings have been approved and issued by Council.
26. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following-:
- (a) Be constructed to a sealed finish, with a maximum gradient not exceeding 25% (1 in 4);
  - (b) Vertical alignment must incorporate transition curves (or equivalent straight sections) at all grade changes exceeding 12.5%;
  - (c) Clearly delineate all parking spaces on site, including:
    - (i) a total of 144 car parking spaces for the CEC, of which 84 spaces are for visitors, 45 spaces are for staff, 3 spaces are accessible (DDA compliant), and 12 spaces are for parent and pram, in accordance with the approved plans, to be provided and maintained at all times for these purposes;
    - (ii) 15 car parking spaces for visitors and a bus bay within the internal driveway alongside the building, which is to consist of three accessible parking spaces, three drop-off / pick up spaces and nine parent and pram spaces. These 15 spaces must be signed and line marked as such;
    - (iii) the provision of 6 motorcycle spaces and 20 bicycle spaces; and
    - (iv) the retention of a minimum of 300 car parking spaces within the main car park to the north of Cadbury Road for the existing Cadbury Factory.
  - (d) All runoff from paved and driveway areas must be collected and discharged to Council's stormwater system;
  - (e) Parking area gradients must not exceed 5% (and 3% for accessible spaces); and
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- (f) Minimum driveway and accessway width of 5.5m must be provided.

All works required by this condition must be completed prior to the commencement of the approved use. This condition requires the submission of further information for approval as part of the Condition Endorsement process.

## Traffic

27. For day time operations between 9am and 6pm - the operator of the site must ensure that the parking demand is in accordance with the Traffic Impact Assessment by MCG Consult, dated 4 March 2026 and ensure that at any one time, there are no more than 99 cars for visitors and 45 cars for staff on site.

Detailed records of ticket sales confirming the transport mode of site visitors, as well as staff rostering, must be retained from the preceding twelve (12) month period, and must be made available to Council within 24 hours upon request.

*Advise: this roughly equates to 287 tickets with 3 people per car and maximum staff capacity of 49 where most staff drive. It is also assumed that 70% of patrons catch the ferry, 25% drive and 5% come by coach.*

28. For evening functions (after 6pm) - all visitors are to arrive by Ferry and staff must be able to park in the main car park.

Detailed records of ticket sales confirming the transport mode of evening function site visitors must be retained from the preceding twelve (12) month period, and must be made available to Council within 24 hours upon request.

29. The inclinator from the ferry must:

- (a) be able to hold 8 to 12 people;
- (b) have a waiting platform to the side of the jetty of a minimum of 12m<sup>2</sup>; and
- (c) have a waiting platform at the top of a minimum of 9.6m<sup>2</sup>.

The inclinator and waiting areas must be safe, equitable and accessible for all to use.

30. The waiting area for the buggy at either end of it's journey is to cater for 24 people including space for wheelchairs and prams and ensure adequate space for the safe interaction with the buggy movements. Boarding and alighting arrangements must be designed to safely accommodate users with prams or mobility impairments, including those requiring assistance.

31. The pedestrian path between the upper buggy waiting area and the ramped access to the site, must be 3m in width and of a firm level surface, that can be used by all including prams and wheelchairs and comply with any DDA requirements.

Buggy access is to be provided between the two waiting areas at all times.

32. Vehicles accessing the CEC site will be a maximum of a 12.5m long truck to the loading bay and passenger buses to the bus zone.
33. The developer must undertake detailed engineering drawings and specifications and submit to Council, to the satisfaction of the Director of Infrastructure and Development for the proposed works in the Road Reserve prior to commencement of works on site. The drawings and specifications are to be in general accordance with the relevant Standards, Guides and the Tasmanian Municipal Standards Drawings, and include but not limited to:
- (a) Wombat crossing details including turn paths and clearance checks for both B99 vehicles and commercial vehicles that access the factory,
  - (b) Metro and Cadbury Factory approval of the wombat crossings,
  - (c) Align with Austroads Guides for raised platforms,
  - (d) Stormwater design,
  - (e) Lighting design,
  - (f) Signage, line marking, and TGSI plan,
  - (g) Re-instatement of two driveway crossings on the northern side of the road, and,
  - (h) Removal and reinstatement of existing hump and zebra crossing.

Prior to the commencement of use the works in the road reserve are to be installed by the developer as per the drawings and specifications approved by Council.

34. The developer is to undertake a Give Way holding line and signage for trucks exiting the factory, at 2.5m from the factory building with kerbing or line marking to the east to match the Give Way hold line. The developer is to undertake a detailed plan for this work and submit to Council, to the satisfaction of the Director of Infrastructure and Development prior to commencement of works on site. The works must be installed as per the approved plan by the developer prior to the commencement of use.
35. The developer is to undertake a line marking plan for the car park and internal road and submit to Council to the satisfaction of the Director of Infrastructure and Development prior to commencement of works on site. The line marking plan must include, but is not limited to, directional arrows, hold lines and tightening up the exit from the main internal road. The works must be installed as per the approved plan by the developer prior to the commencement of use.
36. The developer is to undertake a detailed wayfinding plan for the car park and internal road and submit to Council to the satisfaction of the Director of Infrastructure and Development prior to commencement of works on site. The wayfinding plan is to ensure that there are clear directions to the main car park and to the internal road where there is the bus zone, three accessible parking, three drop-off and pick-up and nine parent/pram parks. The works must be installed as per the approved plan by the developer prior to the commencement of use.

## Stormwater Conditions

37. Engineering design drawings must be submitted and approved, prior to the issue of Building Permit. The engineering drawings must:
- (a) be certified by a qualified and experienced Engineer.
  - (b) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows rates, velocities, hydraulic grade lines, clearances, location related to other services, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.
  - (c) Clearly indicate the extent of public and private stormwater infrastructure and demonstrate that any internal stormwater network can be designed and constructed in accordance with Council's standards and specifications to enable its dedication and takeover as public stormwater infrastructure. *Advice: It is noted that parts of the privately owned stormwater infrastructure may potentially need to be taken over by Council as public assets if drainage management for the wombat crossings trigger extending the public stormwater network.*
  - (d) Provide detailed stormwater management arrangements for the works proposed on Cadbury Road, specifically in relation to the new wombat crossings.
  - (e) A design must be submitted showing that the major stormwater drainage system is designed to accommodate a 1% AEP storm event, including associated calculations and plans.
  - (f) Provide design and music model for water treatment device.
  - (g) Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013.
  - (h) Provide details of the design measures to safely convey overland flows for major rain event.

All work required by this condition must be undertaken in accordance with the approved concept engineered drawings Rev F dated 19/09/2025 by Collective Engineering and completed to Council's Senior Civil Engineer satisfaction prior to the commencement of the approved use.

38. Prior to the commencement of the use or development, detailed design plans for the stormwater connection must be submitted to and approved by Council. These plans must demonstrate compliance with the following requirements:

- (a) new stormwater connection to Council's public stormwater system to Council's requirements.
- (b) Any existing stormwater connections that are abandoned must be decommissioned and sealed at the owner's expense.
- (c) The stormwater connection must be constructed by a suitably qualified person, inspected by Council's Plumbing Surveyor, and completed to the satisfaction of Council. The applicant must notify the relevant Council officer for an inspection prior to backfilling.

No works must commence until the detailed design plans have been approved by Council. This condition requires further information to be submitted with a Condition Endorsement process

*Advice: If the stormwater connection works are not left exposed for inspection, Council may require the Applicant to undertake a CCTV inspection at the Applicant's cost. A digital copy of the CCTV inspection video, along with the associated report(s), must be submitted to Council prior to the issuance of any Certificate of Completion.*

39. Any creation, diversion and augmentation of Council owned stormwater assets must be designed and constructed to the satisfaction of Council's Development Engineer. A twelve (12) month maintenance period will be applied to proposed Council owned assets after the practical completion, during which time the works must be maintained by the developer, prior to being handed over at the completion of the defects liability period. During the period all defects must be rectified at the developers cost. A further twelve (12) month maintenance period may be applied to defects after rectification. The Council may, at its discretion, undertake rectification of any defects at the developers cost. Before the end of the maintenance period, the developer must arrange CCTV inspections of any public stormwater assets subject to this permit, taken no more than one month before the end of the maintenance period, and submit the inspection reports to the requirements of the Councils' Senior Civil Engineer at full cost to the applicant. Any defect identified in the CCTV inspection must be undertaken and all faults rectified to the satisfaction of Council's Stormwater Engineer, before the Council takes over the stormwater assets.

*Advice: CCTV reports and footage must be performed by a qualified technician and must include upstream and downstream node points and relevant Asset IDs (Council's infrastructure maps available on the GCC website), Length and dimensions of pipe, material, direction of footage, date captured and operator ID, inspection notes relevant to defects/important node points.*

## Advice to Applicant

*This advice does not form part of the permit but is provided for the information of the applicant.*

### *Aboriginal Heritage*

An Aboriginal Heritage Tasmania Unanticipated Discovery Plan should be implemented if Aboriginal Relics or Skeletal Material is discovered during construction of the development. Any recommendations made in any Aboriginal Heritage Assessment provided for the development should also be implemented.

### *Signage*

No external signage of the type that would trigger assessment under C1.0 - Signs Code, is approved as part of this Permit.

### *Environmental Health*

The proponent's Building Surveyor must forward copies of the following documents to Council's Senior Environmental Health Officer prior to any works being undertaken on site (including the installation of fixtures and fittings) that relate to the proposed food premises:

- a) a request in an approved form (Form 42) for an Environmental Health Officer report;
- b) any relevant drawings, specifications or other documents submitted with the application; and
- c) details provided by the owner of the nature of the foods to be prepared, handled, stored or sold and the types of manufacturing processes to be undertaken on the premise

Council's Senior Environmental Health Officer may require the premises to meet equipment and fit out specifications which exceed those required by the National Construction Code 2011, before the premises can be registered and the food business licensed pursuant to the Food Act 2003.

### *General Manager's Consent for Stormwater Management*

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-25-307 dated 22 April 2026, is associated with this permit.

### *Other Permits*

Please be aware that this planning permit is a planning approval issued under the *Tasmanian Planning Scheme - Glenorchy*. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with.

In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Before You Dig or visit <https://www.byda.com.au/> for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

**Discussion:** A motion was proposed to amend condition 27 of the Permit.

That condition 27 of the Permit be amended to the following:

For daytime operations between 9am and 6pm - the operator of the site must ensure that the parking for staff and visitors is managed such that at any one time, there are no more than 144 vehicles on site.

Detailed records of ticket sales confirming the transport mode of site visitors and staff rostering, must be retained from the preceding twelve (12) month period, and must be made available to Council within 24 hours upon request.

*Advice: in accordance with the Traffic Impact Assessment by MCG Consult, dated 4 March 2026 this roughly equates to 287 tickets with 3 people per car and maximum staff capacity of 49 where most staff drive. It is also assumed that 70% of patrons catch the ferry, 25% drive and 5% come by coach.*

The motion was put.

**Resolution:**

Ald. Cockshutt/Ald. Yaxley

**FOR:** Ald. Hickey, Ald. Yaxley, Ald. Cockshutt, Ald. King and Ald. Marks

**AGAINST:** Nil

**ABSTAINED:** Nil

The motion was CARRIED.

The amended motion was put.

**Resolution:**

Ald. Yaxley/ Ald. Cockshutt

**FOR:** Ald. Hickey, Ald. Yaxley, Ald. Cockshutt, Ald. King and Ald. Marks

**AGAINST:** Nil

**ABSTAINED:** Nil

The motion was CARRIED.

**Reason for Decision:**

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations; and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decides **to grant a permit for PLN-25-307 for a Tourist Operation at 100 Cadbury Road, Claremont**, for the reasons set out in the officer's report, with a modification to Condition 27.

The Chair closed the meeting at 5:10pm.

**Chair**