



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058902

PROPOSAL: Signage, Seven warehouses (Storage) and Car Rental Facility (Transport Depot and Distribution)

LOCATION: 32 Kennedy Drive, Cambridge with access from McRorie Court

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13/07/2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 13/07/2026

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Warehouse Development - Brumby Campers Tasmania Pty Ltd

Location: **32 Kennedy Drive, Cambridge**

Personal Information Removed

Is the property on the Tasmanian Heritage Register?

Yes No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as



exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Caravan Rental Company**

Does the proposal involve land administered or owned by the Crown or Council? Yes No

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed



Planning Application checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
 - Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
-



- Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.
-

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 63761	FOLIO 1
EDITION 8	DATE OF ISSUE 09-Jan-2013

SEARCH DATE : 26-Aug-2025

SEARCH TIME : 03.08 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Diagram 63761 (formerly being 34-34NS)

Derivation : Part of 292A-2R-0Ps. Gtd. to W.W. Fraser

Prior CT 2964/21

SCHEDULE 1

C902167 TRANSFER to BRUMBY CAMPERS TASMANIA PTY LTD
Registered 11-Mar-2009 at 12.01 PM

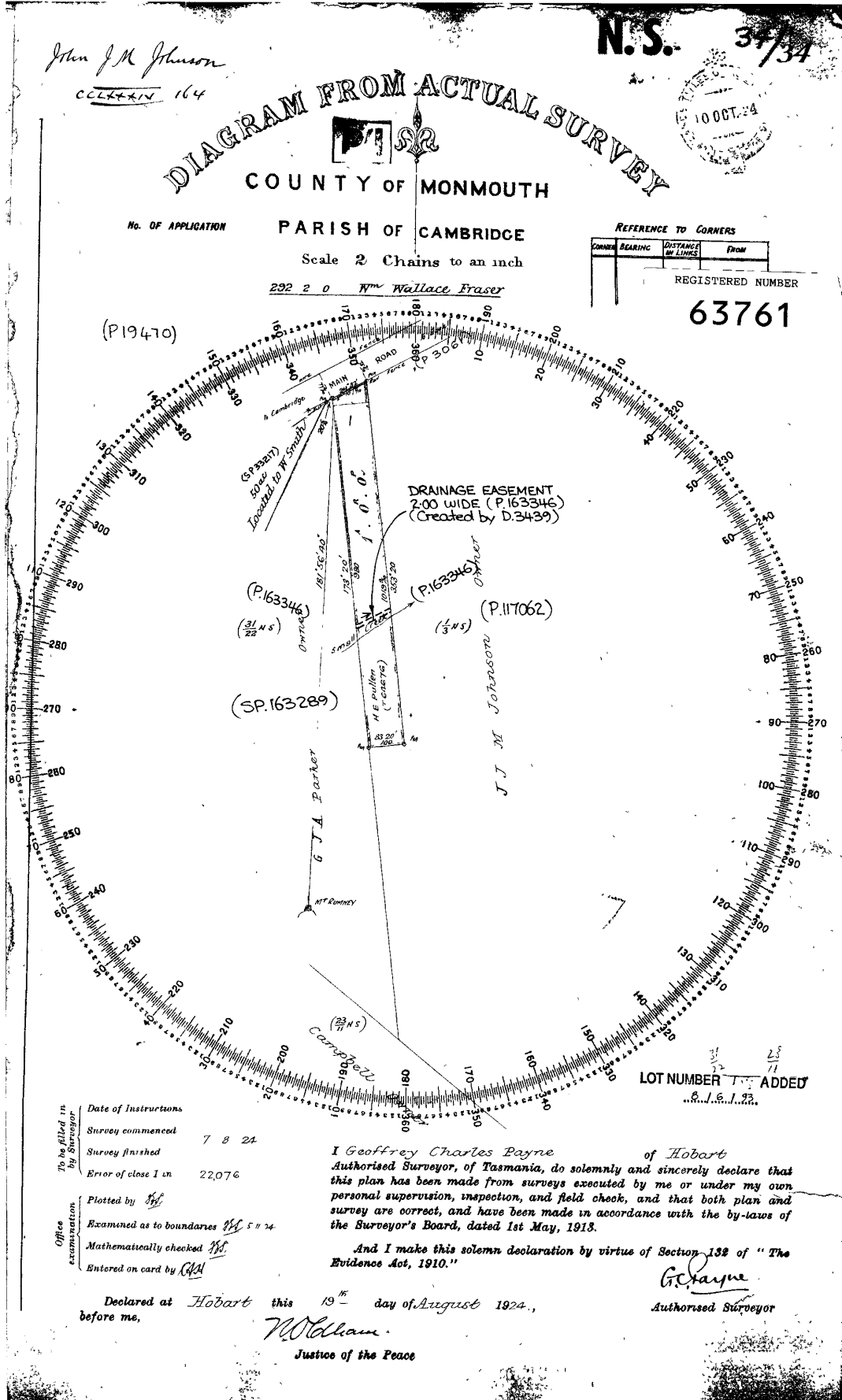
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
D3439 BURDENING EASEMENT: A Right of Drainage in favour of
the Tasmanian Water and Sewerage Corporation
(Southern Region) Pty Limited over the Drainage
Easement 2.00 wide on D63761 Registered 09-Jan-2013
at noon

C902168 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 11-Mar-2009 at 12.02 PM

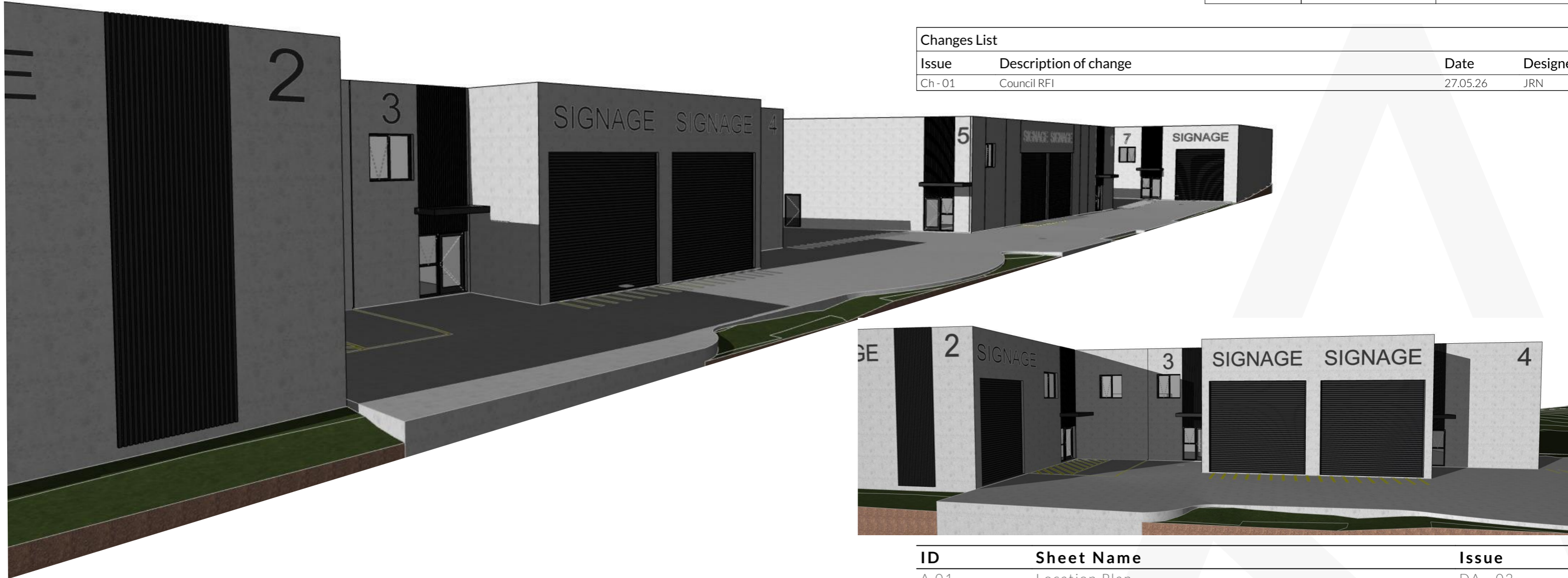
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



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Type of construction required C2D2 NCC Vol. I 2022		
Rise in storeys	Class of building 2, 3, 9	Class of building 5, 6, 7, 8
4 or more	A	A
3	A B	A B C
2	A B C	A B C
1	A B C	A B C



Changes List

Issue	Description of change	Date	Designer
Ch-01	Council RFI	27.05.26	JRN

Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

32 Kennedy Dr, Cambridge

Owner(s) or Clients	Brumby Campers Tasmania Pty Ltd	Title Reference	63761/1
Building Classification	7b	Zoning	Light Industrial
Construction Type	C	Land Size	4048m ²
No. of Storeys	2	Design Wind Speed	TBA
Designer	Jason Nickerson CC6073Y	Soil Classification	TBA
Total Floor Area (Combined)	1422.53m ²	Climate Zone	7
Alpine Area	N/A	Corrosion Environment	Low
Other Hazards	Floor-prone Hazard Code, Safe Guarding of Airports Code	Bushfire Attack Level (BAL)	TBA

(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)

ID	Sheet Name	Issue
A.01	Location Plan	DA - 02
A.02	Site Plan 01	DA - 02
A.03	Site Plan 02	DA - 02
A.04	Truck Turning - Access IN	DA - 02
A.05	Truck Turning - Access OUT	DA - 02
A.06	Floor Plan - Lower - Warehouse 01 & 02	DA - 02
A.07	Floor Plan - Lower - Warehouse 03 & 04	DA - 02
A.08	Floor Plan - Lower - Warehouse 05 & 06	DA - 02
A.09	Floor Plan - Lower - Warehouse 07	DA - 02
A.10	Floor Plan - Upper - Warehouse 01 & 02	DA - 02
A.11	Floor Plan - Upper - Warehouse 03 & 04	DA - 02
A.12	Floor Plan - Upper - Warehouse 05 & 06	DA - 02
A.13	Floor Plan - Upper - Warehouse 07	DA - 02
A.14	Elevations	DA - 02
A.15	Elevations	DA - 02
A.16	Elevations	DA - 02
A.17	Elevations	DA - 02
A.18	Elevations	DA - 02
A.19	Elevations	DA - 02
A.20	Elevations	DA - 02



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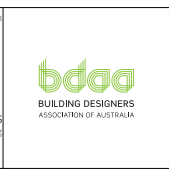
Location Plan
 Revision: DA - 02
 Approved by: JRD
 Scale: 1:500 @ A3
 Pg. No: A.01

Proposal: Warehouse Development
 Client: Brumby Campers Tasmania Pty Ltd
 Address: 32 Kennedy Dr, Cambridge

Date: 01/09/25
 Drawn by: JRN
 Job No: 066-2025
 Engineer: TBA
 Building Surveyor: TBA

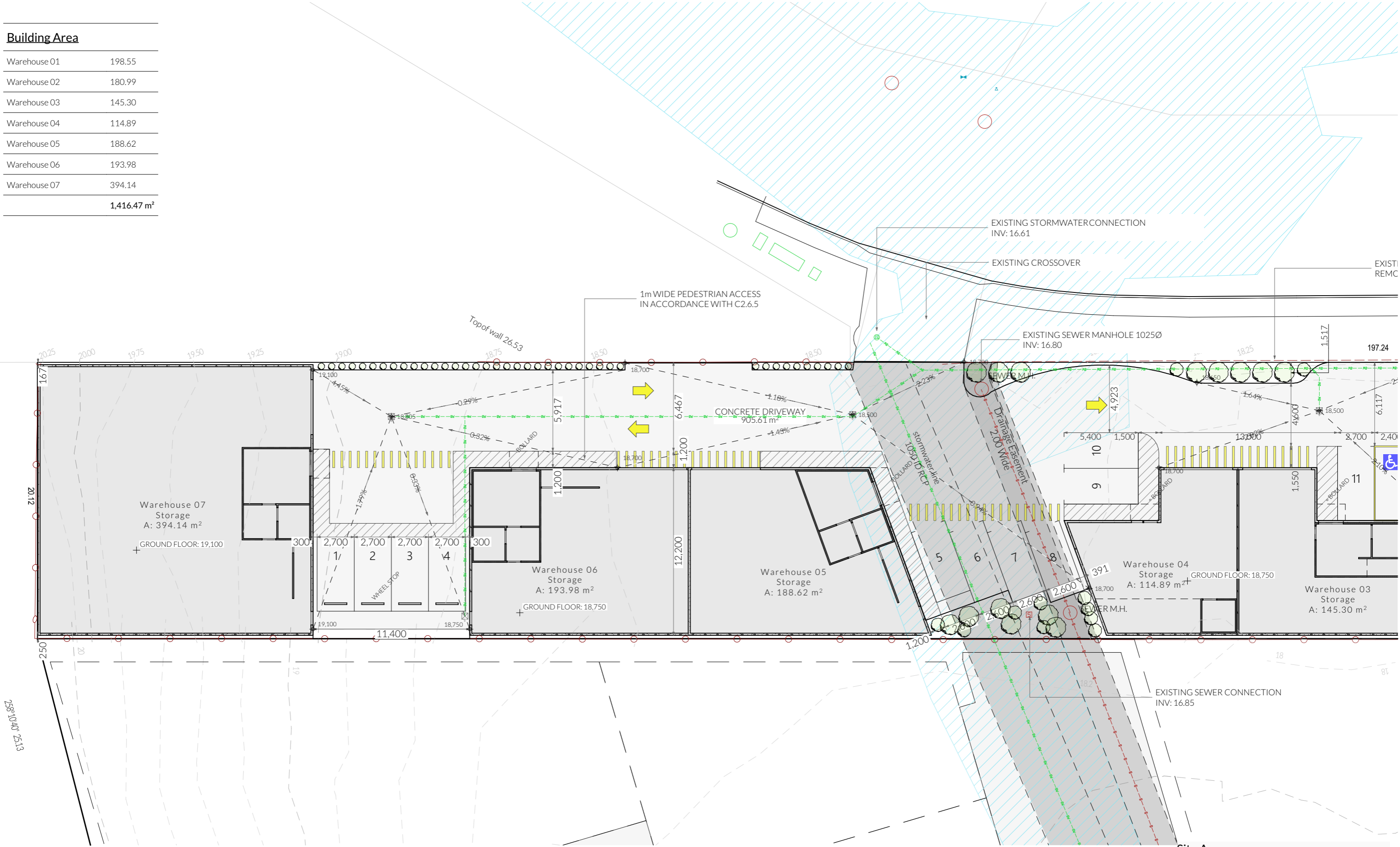
Issue	Date	Designer

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Building Area

Warehouse 01	198.55
Warehouse 02	180.99
Warehouse 03	145.30
Warehouse 04	114.89
Warehouse 05	188.62
Warehouse 06	193.98
Warehouse 07	394.14
	1,416.47 m²



Site Areas	
Site Area	4048 m ²
Building Footprint	1422.53 m ²
Total Site Coverage	35.14%

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Site Plan 01
 Revision: DA - 02
 Approved by: JRD

Scale: 1:250 @ A3
 Pg. No: A.02

Proposal: Warehouse Development
 Client: Brumby Campers Tasmania Pty Ltd
 Address: 32 Kennedy Dr, Cambridge

Date: 01/09/25
 Drawn by: JRN
 Job No: 066-2025
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date	Designer
Ch-01	27.05.26	JRN

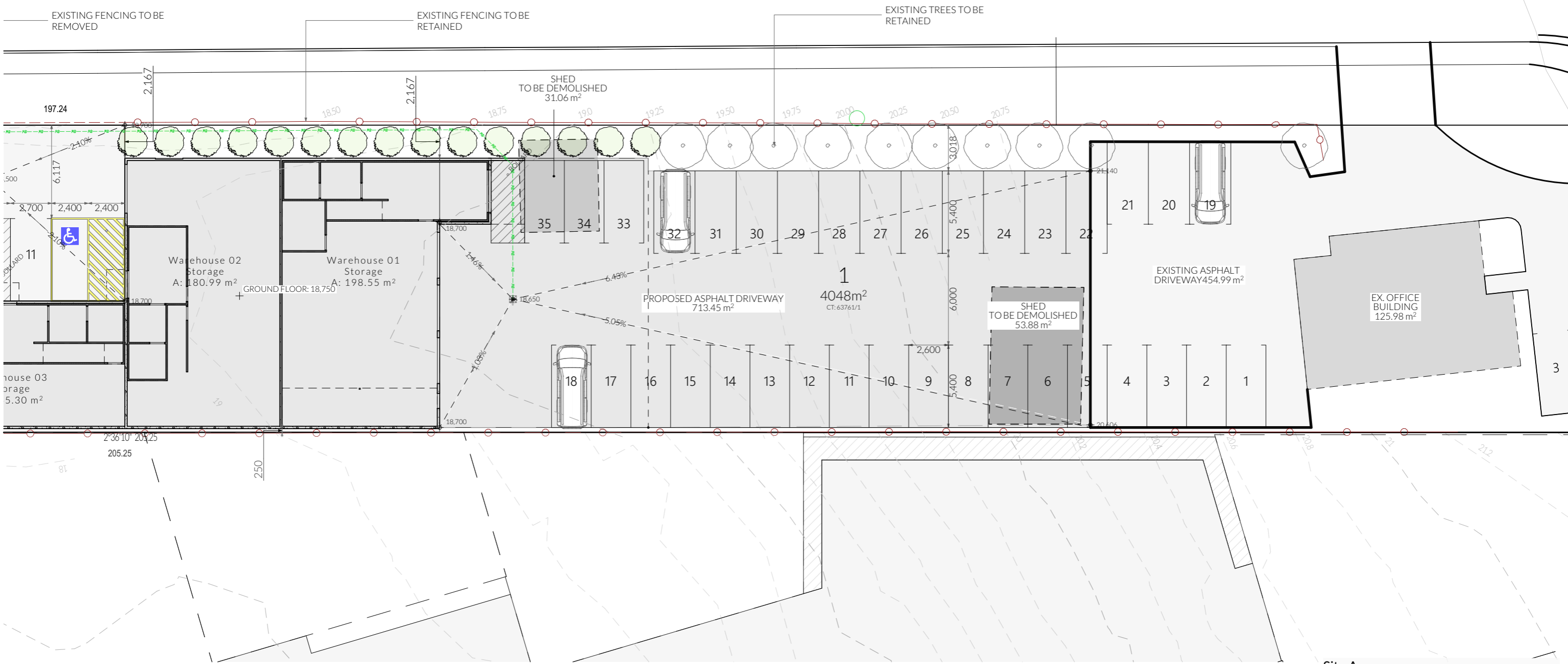
NOTE: Refer to cover page for further details on changes.

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Warehouse 03	145.30
Warehouse 04	114.89
Warehouse 05	188.62
Warehouse 06	193.98
Warehouse 07	394.14
Total	1,416.47 m²



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Site Areas	
Site Area	4048 m ²
Building Footprint	1422.53 m ²
Total Site Coverage	35.14%

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Site Plan 02
 Scale: 1:250 @ A3
 Pg. No: A.03
 Revision: DA - 02
 Approved by: JRD

Proposal: Warehouse Development
 Client: Brumby Campers Tasmania Pty Ltd
 Address: 32 Kennedy Dr, Cambridge

Date: 01/09/25
 Drawn by: JRN
 Job No: 066-2025
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date	Designer
Ch - 01	27.05.26	JRN




NOTE: Refer to cover page for further details on changes.

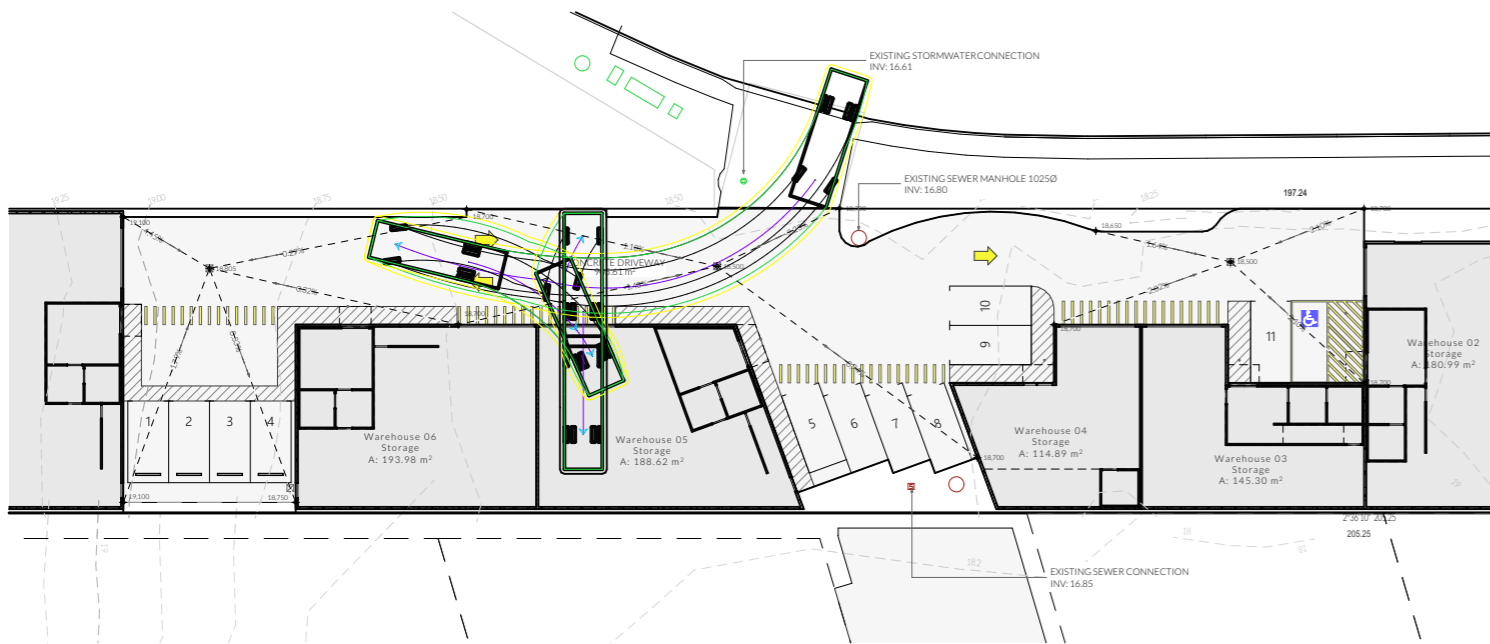
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Vehicle Movement Notes

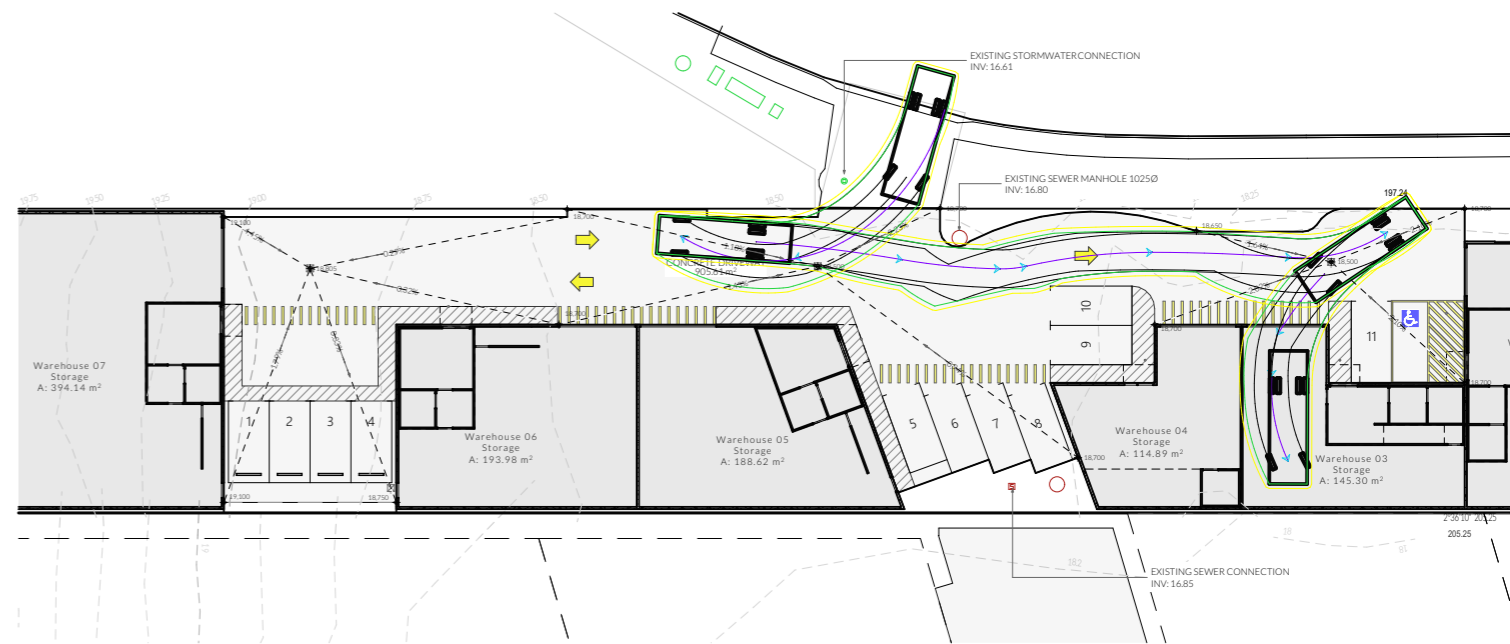
Access paths demonstrate medium rigid - non-articulated, single axle vehicular movements entering the site in a forward direction and turning to respective loading areas

Turning Path Legend

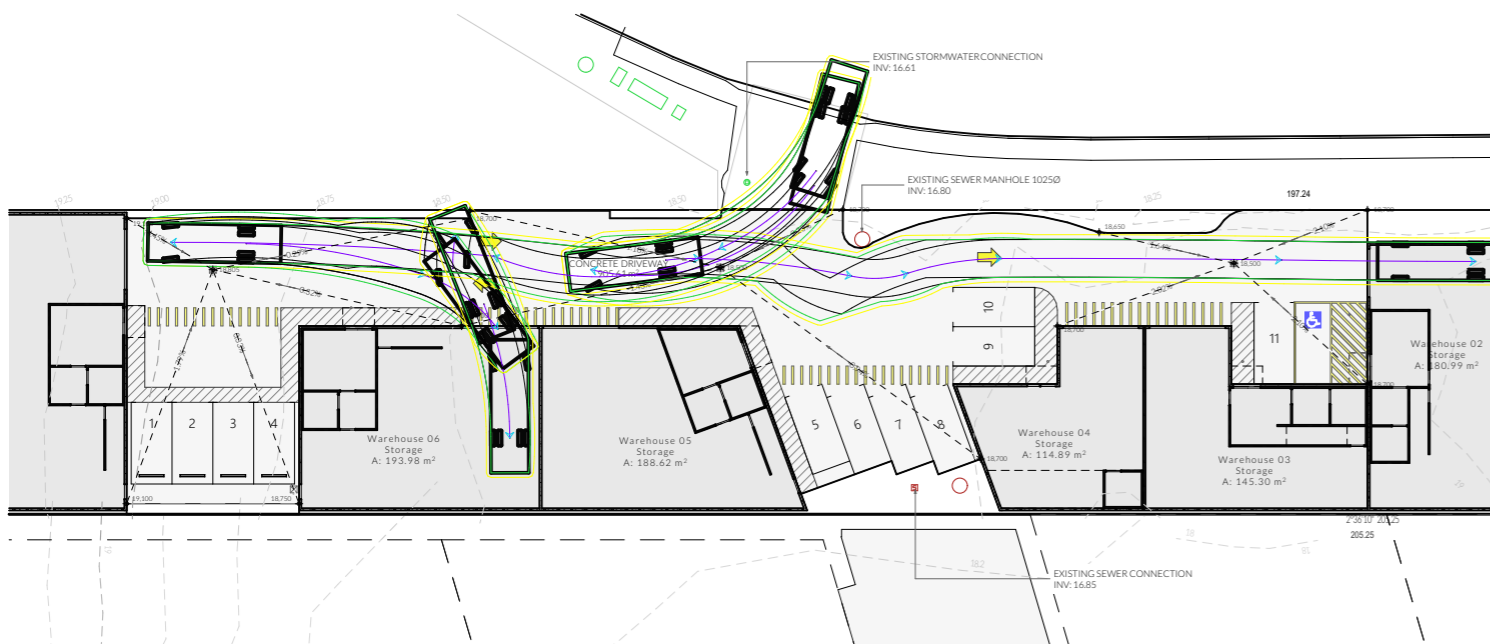
-  LINE OF BODY
-  300mm BODY CLEARANCE
-  DIRECTION OF TRAVEL



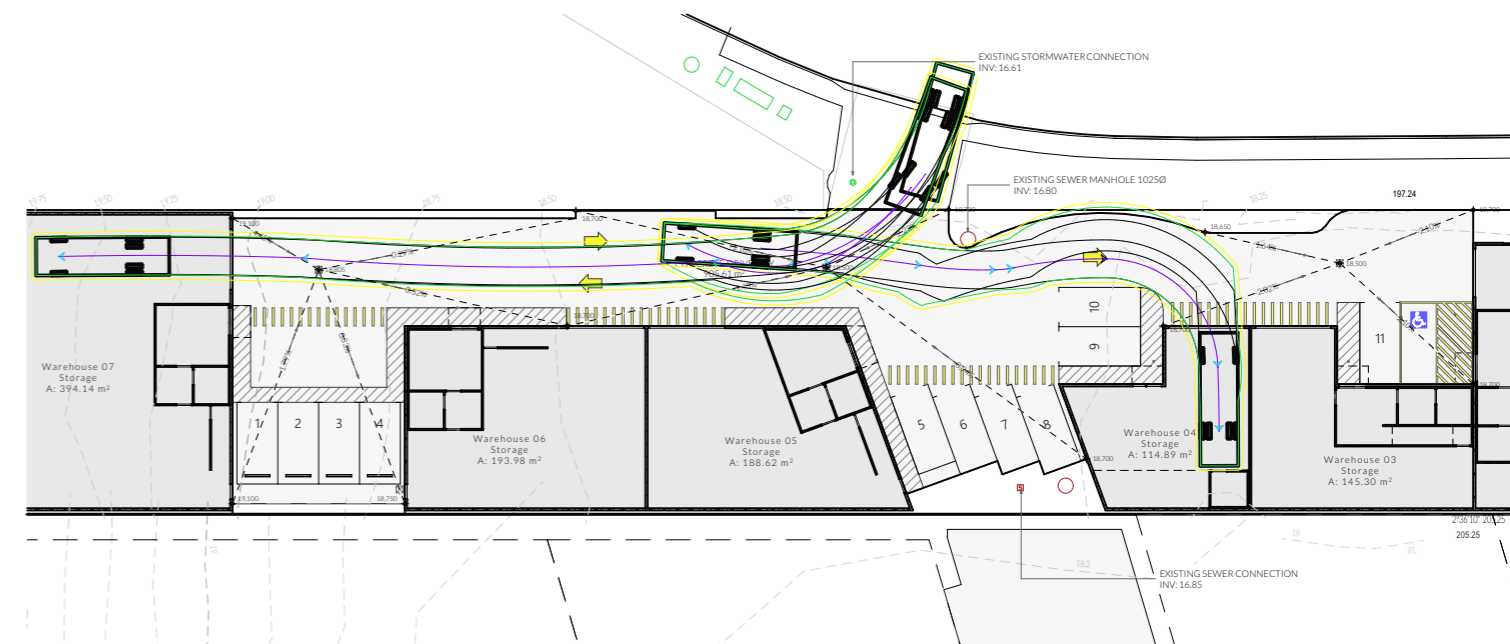
Turning Warehouse 05



Turning Warehouse 03



Turning Warehouse 02 & 06



Turning Warehouse 04 & 07

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Truck Turning - Access IN

Revision: **DA - 02**
Approved by: **JRD**

Scale: **1:500 @ A3**
Pg. No: **A.04**

Proposal: Warehouse Development
Client: Brumby Campers Tasmania Pty Ltd
Address: 32 Kennedy Dr, Cambridge

Date: 01/09/25
Drawn by: JRN
Job No: 066-2025
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.



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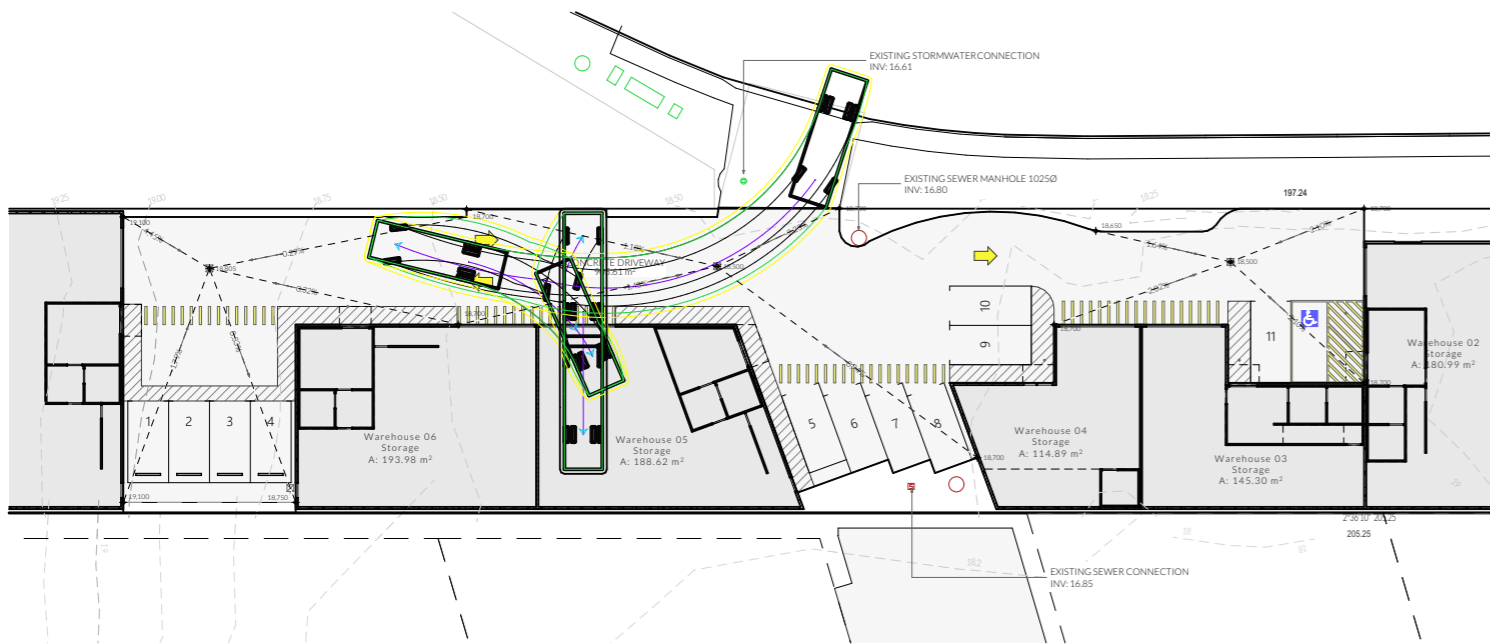
bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Vehicle Movement Notes

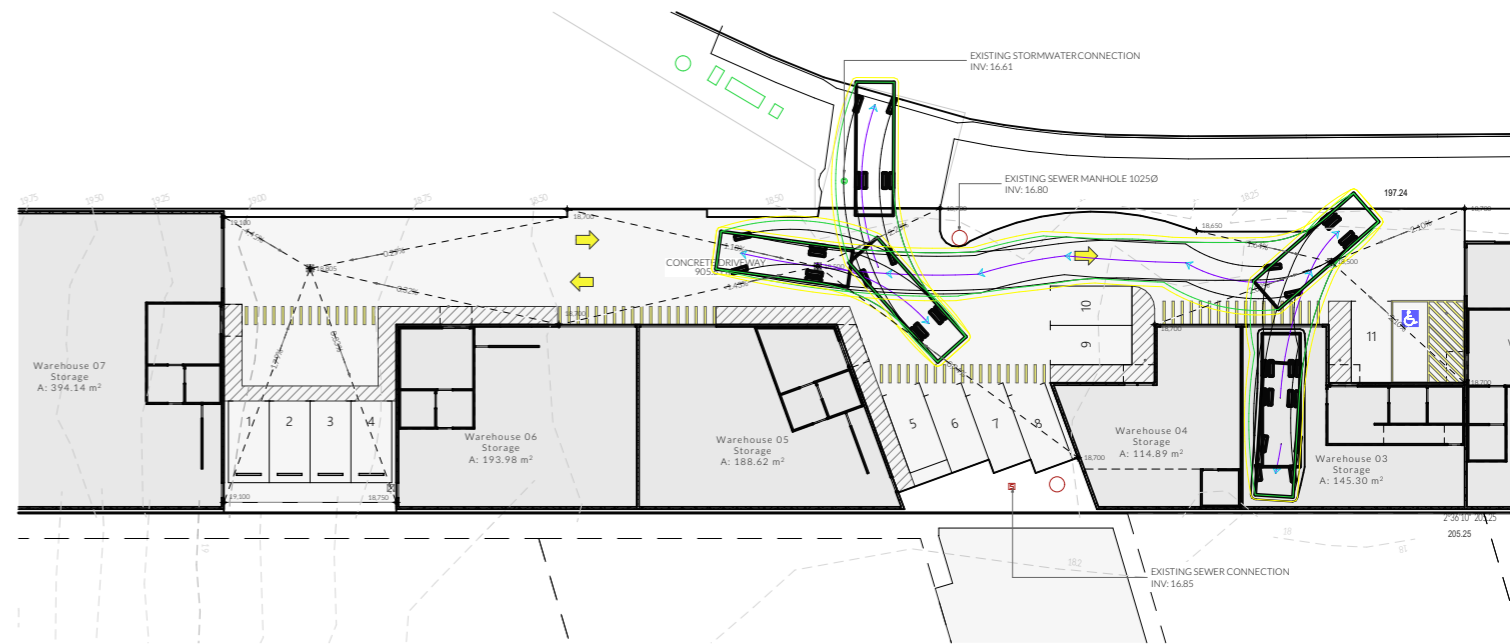
Access paths demonstrate medium rigid - non-articulated, single axle vehicular movements exiting the site in a forward direction from respective loading areas

Turning Path Legend

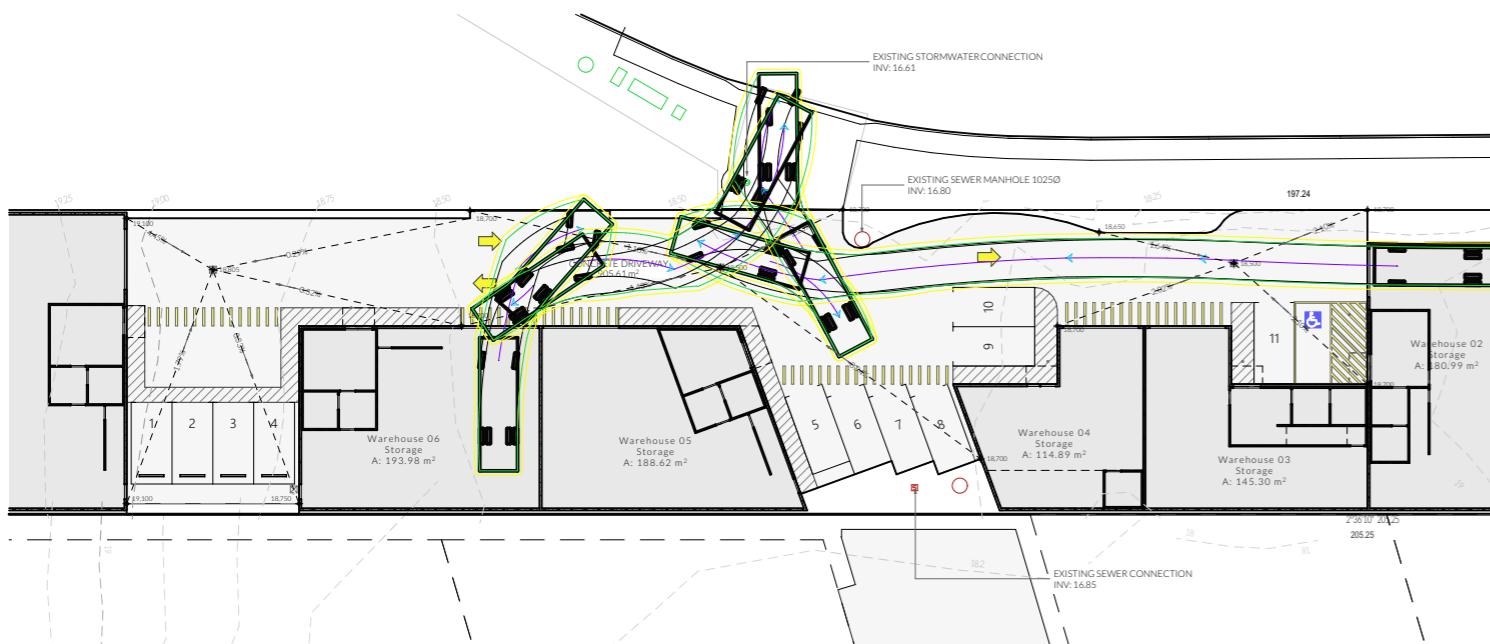
- LINE OF BODY
- 300mm BODY CLEARANCE
- ← DIRECTION OF TRAVEL



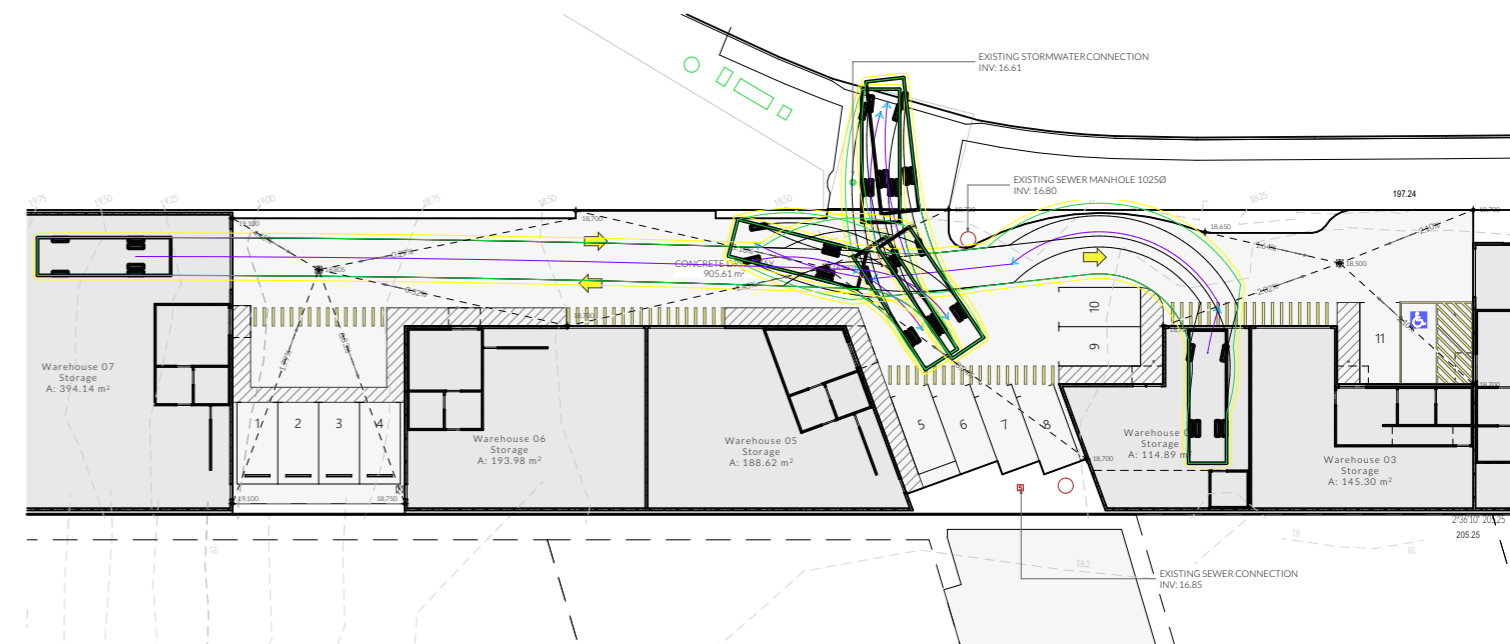
Turning Warehouse 05



Turning Warehouse 03



Turning Warehouse 02 & 06



Turning Warehouse 04 & 07

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Truck Turning - Access OUT

Revision: **DA - 02**
Approved by: **JRD**

Scale: **1:500 @ A3**
Pg. No: **A.05**

Proposal: Warehouse Development
Client: Brumby Campers Tasmania Pty Ltd
Address: 32 Kennedy Dr, Cambridge

Date: 01/09/25
Drawn by: JRN
Job No: 066-2025
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.



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LEGEND

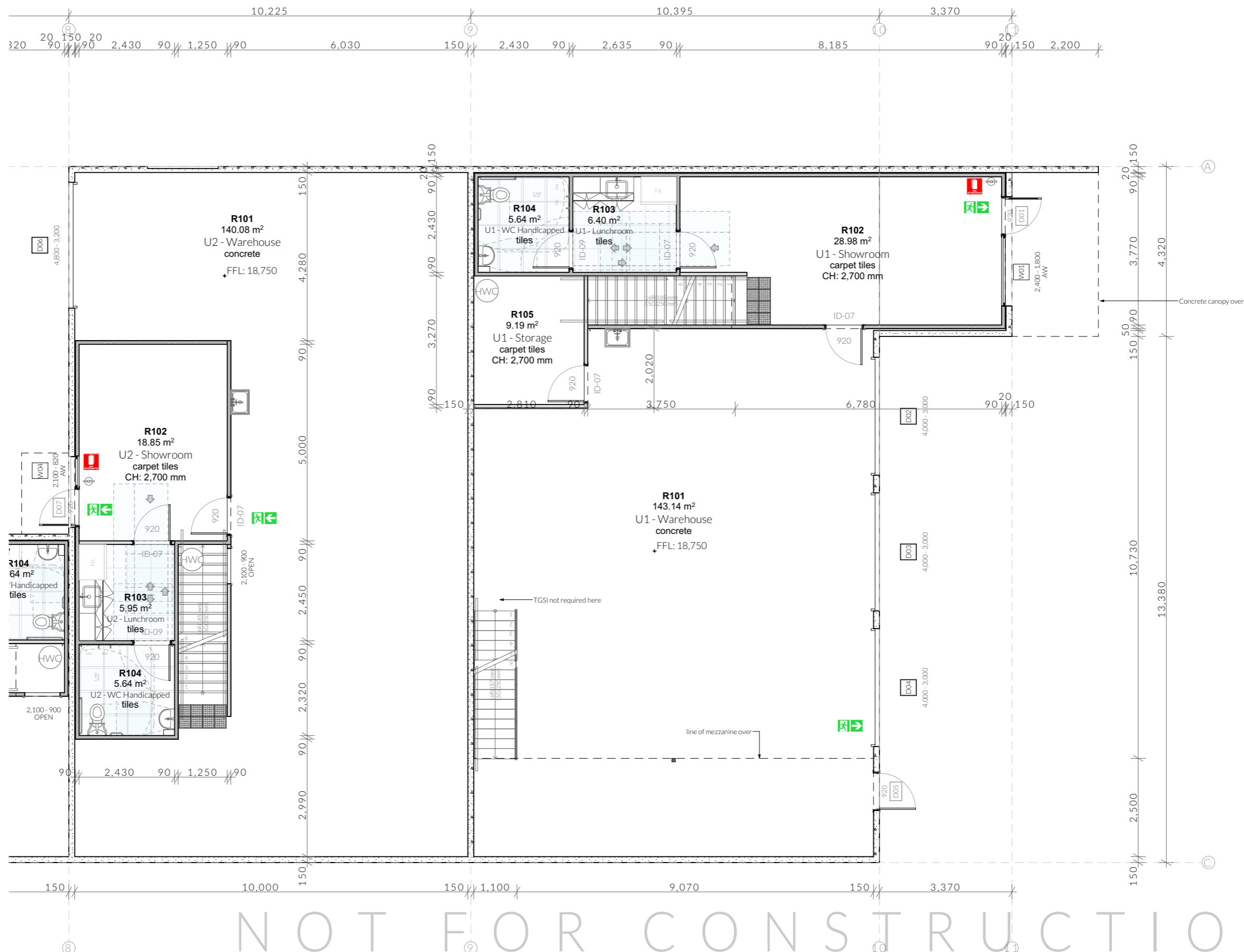
-  TCSI
-  Exit Sign
-  Fire Hose Reel
-  Fire Extinguisher
-  Batts to wall
-  Sound insulation

Building Area

Warehouse O1	198.55
Warehouse O2	180.99
Warehouse O3	145.30
Warehouse O4	114.89
Warehouse O5	188.62
Warehouse O6	193.98
Warehouse O7	394.14
Total	1,416.47 m²

Internal Room Areas

U1 - Enclosed Mezzanine	43.33
U1 - Lunchroom	6.40
U1 - Open Mezzanine	25.43
U1 - Showroom	28.98
U1 - Storage	9.19
U1 - Warehouse	143.14
U1 - WC AMB.	5.21
U1 - WC Handicapped	5.64
U2 - Enclosed Mezzanine	33.58
U2 - Lunchroom	5.95
U2 - Showroom	18.85
U2 - Warehouse	140.08
U2 - WC Handicapped	5.64



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Floor Plan - Lower - Warehouse 01 & 02

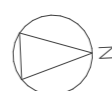
Revision: **DA - 02**
 Approved by: **JRD**

Scale: **1:100 @ A3**
 Pg. No: **A.06**

Proposal: Warehouse Development
 Client: Brumby Campers Tasmania Pty Ltd
 Address: 32 Kennedy Dr, Cambridge

Date: 01/09/25
 Drawn by: JRN
 Job No: 066-2025
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date	Designer



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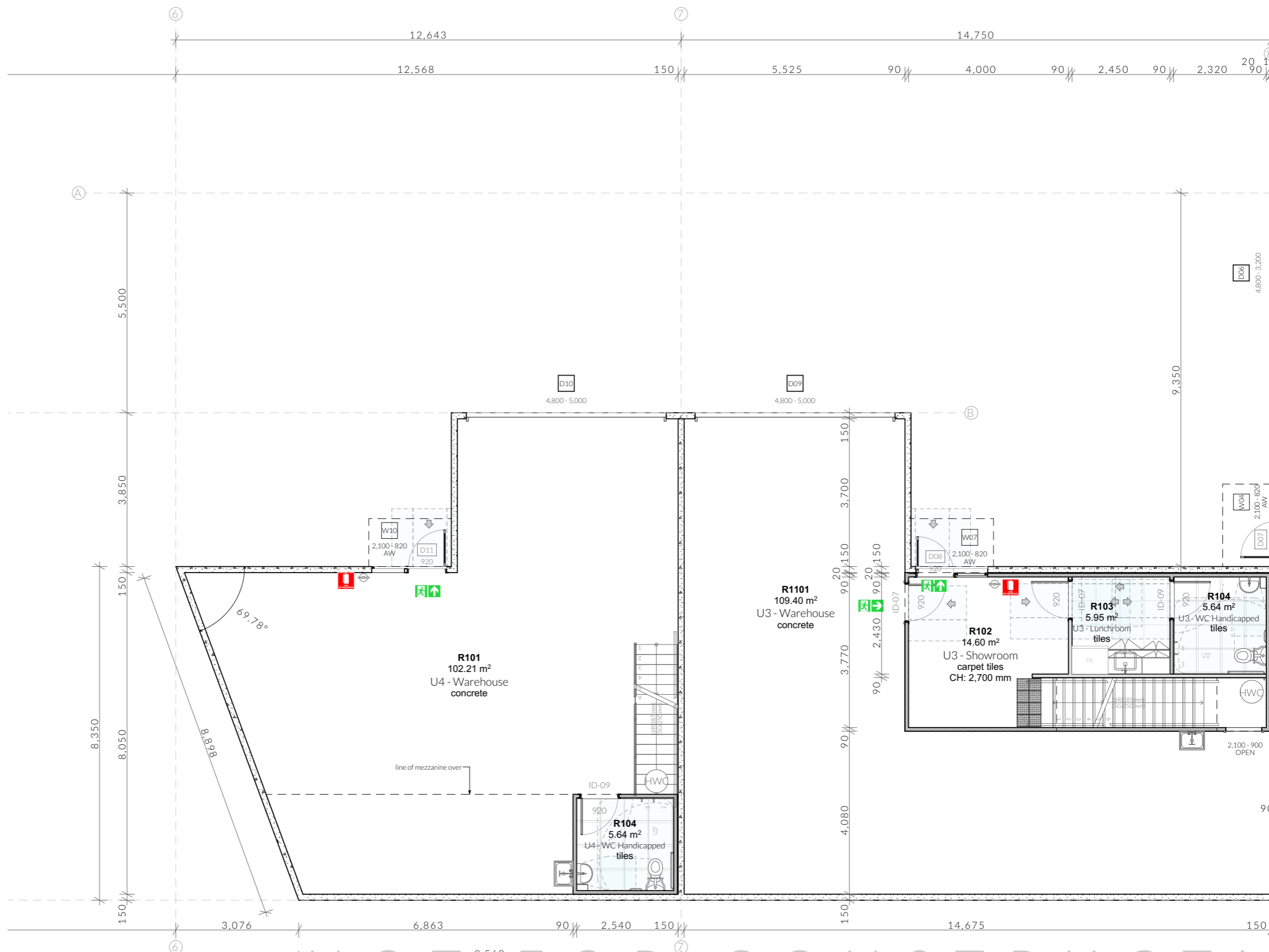
-  TCSI
-  Exit Sign
-  Fire Hose Reel
-  Fire Extinguisher
-  Batts to wall
-  Sound insulation

Building Area

Warehouse 01	198.55
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Warehouse 03	145.30
Warehouse 04	114.89
Warehouse 05	188.62
Warehouse 06	193.98
Warehouse 07	394.14
Total	1,416.47 m²

Internal Room Areas

U2 - Warehouse	140.08
U2 - WC Handicapped	5.64
U3 - Enclosed Mezzanine	30.95
U3 - Lunchroom	5.95
U3 - Showroom	14.60
U3 - Warehouse	109.40
U3 - WC Handicapped	5.64
U4 - Open Mezzanine	24.62



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 Licence: CC6073Y

Floor Plan - Lower - Warehouse 03 & 04

Revision: **DA - 02**
 Approved by: **JRD**

Scale: **1:100 @ A3**
 Pg. No: **A.07**

Proposal: Warehouse Development
 Client: Brumby Campers Tasmania Pty Ltd
 Address: 32 Kennedy Dr, Cambridge

Date: 01/09/25
 Drawn by: JRN
 Job No: 066-2025
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date	Designer

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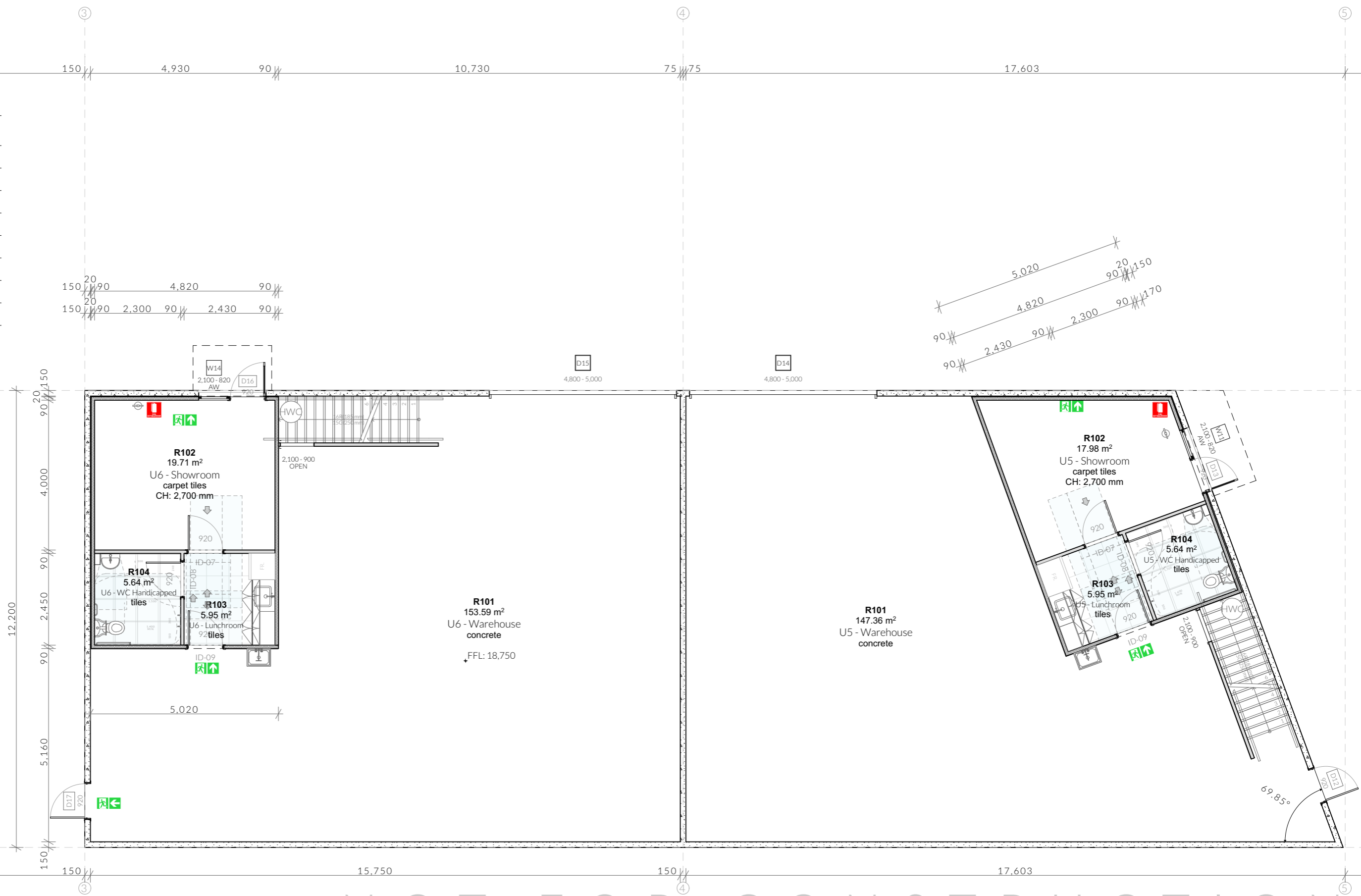
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Warehouse 05	188.62
Warehouse 06	193.98
Warehouse 07	394.14
Total	1,416.47 m²

Internal Room Areas	
U4 - Warehouse	102.21
U4 - WC Handicapped	5.64
U5 - Enclosed Mezzanine	30.67
U5 - Lunchroom	5.95
U5 - Showroom	17.98
U5 - Warehouse	147.36
U5 - WC Handicapped	5.64
U6 - Enclosed Mezzanine	33.83
U6 - Lunchroom	5.95
U6 - Showroom	19.71

LEGEND	
	TGSi
	Exit Sign
	Fire Hose Reel
	Fire Extinguisher
	Batts to wall
	Sound insulation



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	Issue	Date	Designer												
Document Set ID: 5939803 Version: 1, Version Date: 20/06/2026		NOTE: Refer to cover page for further details on changes.													

LEGEND

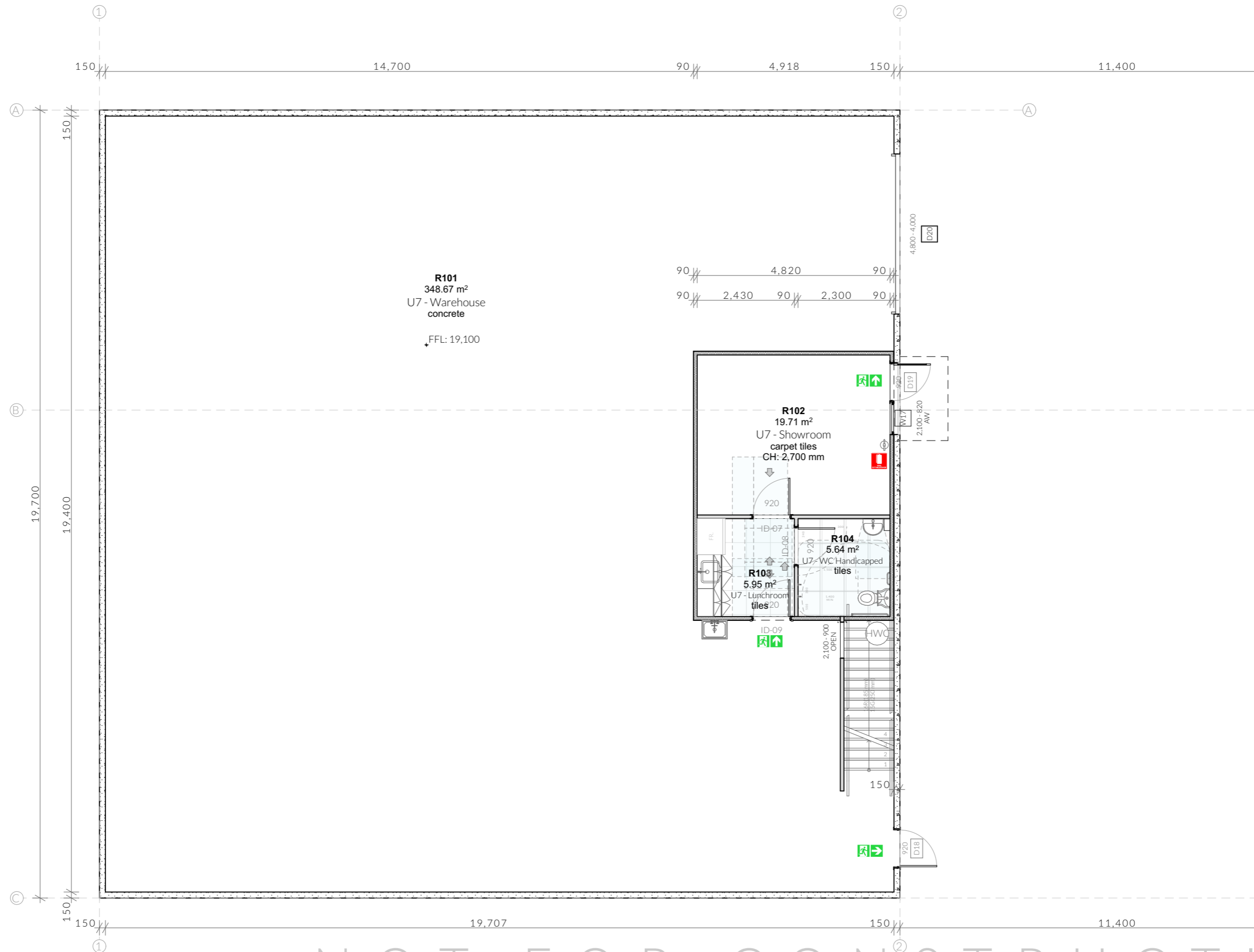
-  TGSi
-  Exit Sign
-  Fire Hose Reel
-  Fire Extinguisher
-  Batts to wall
-  Sound insulation

Building Area

Warehouse 01	198.55
Warehouse 02	180.99
Warehouse 03	145.30
Warehouse 04	114.89
Warehouse 05	188.62
Warehouse 06	193.98
Warehouse 07	394.14
Total	1,416.47 m²

Internal Room Areas

U6 - Warehouse	153.59
U6 - WC Handicapped	5.64
U7 - Enclosed Mezzanine	33.65
U7 - Lunchroom	5.95
U7 - Showroom	19.71



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Floor Plan - Lower - Warehouse 07

Revision: **DA - 02**
 Approved by: **JRD**

Scale: **1:100 @ A3**
 Pg. No: **A.09**

Proposal: Warehouse Development
 Client: Brumby Campers Tasmania Pty Ltd
 Address: 32 Kennedy Dr, Cambridge

Date: 01/09/25
 Drawn by: JRN
 Job No: 066-2025
 Engineer: TBA
 Building Surveyor: TBA







Issue	Date	Designer

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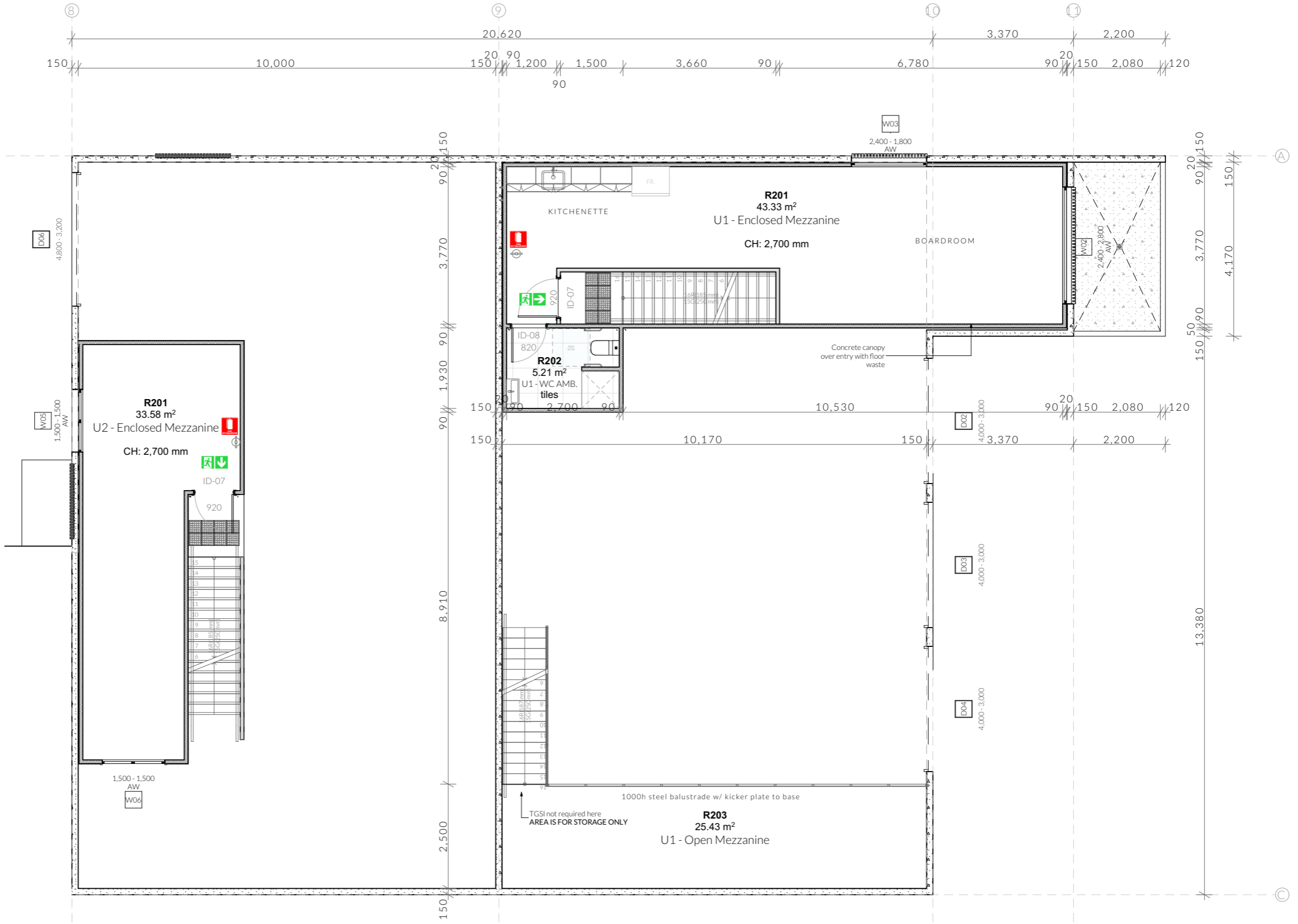
-  TGSi
-  Exit Sign
-  Fire Hose Reel
-  Fire Extinguisher
-  Batts to wall
-  Sound insulation

Building Area

Warehouse 01	198.55
Warehouse 02	180.99
Warehouse 03	145.30
Warehouse 04	114.89
Warehouse 05	188.62
Warehouse 06	193.98
Warehouse 07	394.14
Total	1,416.47 m²

Internal Room Areas

U1 - Enclosed Mezzanine	43.33
U1 - Lunchroom	6.40
U1 - Open Mezzanine	25.43
U1 - Showroom	28.98
U1 - Storage	9.19
U1 - Warehouse	143.14
U1 - WC AMB.	5.21
U1 - WC Handicapped	5.64
U2 - Enclosed Mezzanine	33.58
U2 - Lunchroom	5.95
U2 - Showroom	18.85
U2 - Warehouse	140.08
U2 - WC Handicapped	5.64



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Floor Plan - Upper - Warehouse 01 & 02

Revision: DA - 02
 Approved by: JRD

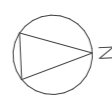
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 Pg. No: A.10

Proposal: Warehouse Development
 Client: Brumby Campers Tasmania Pty Ltd
 Address: 32 Kennedy Dr, Cambridge

Date: 01/09/25
 Drawn by: JRN
 Job No: 066-2025
 Engineer: TBA
 Building Surveyor: TBA







Issue	Date	Designer

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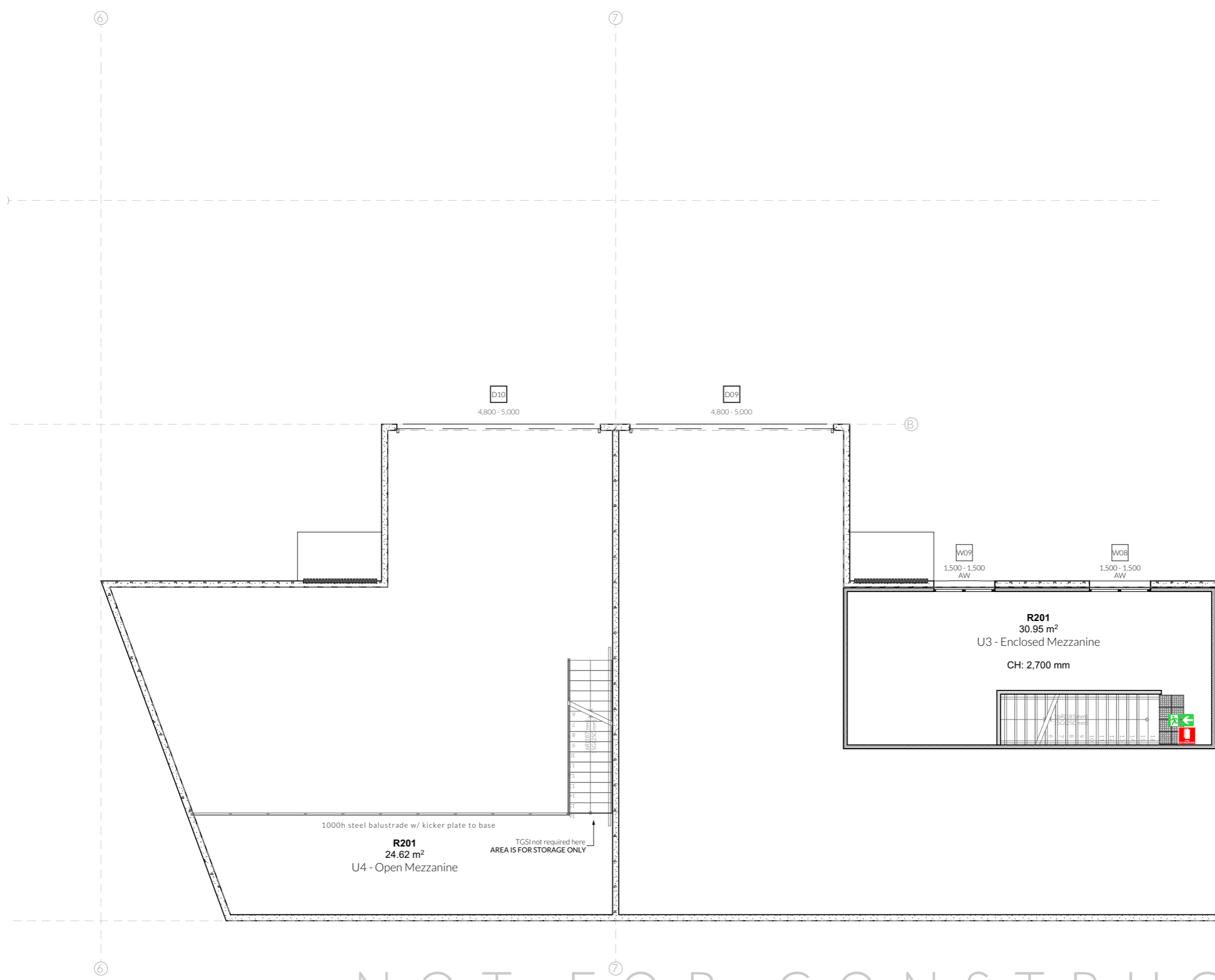
-  TGSi
-  Exit Sign
-  Fire Hose Reel
-  Fire Extinguisher
-  Batts to wall
-  Sound insulation

Building Area


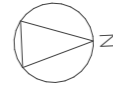

Warehouse 01	198.55
Warehouse 02	180.99
Warehouse 03	145.30
Warehouse 04	114.89
Warehouse 05	188.62
Warehouse 06	193.98
Warehouse 07	394.14
Total	1,416.47 m²

Internal Room Areas

U2 - Warehouse	140.08
U2 - WC Handicapped	5.64
U3 - Enclosed Mezzanine	30.95
U3 - Lunchroom	5.95
U3 - Showroom	14.60
U3 - Warehouse	109.40
U3 - WC Handicapped	5.64
U4 - Open Mezzanine	24.62



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Building Area

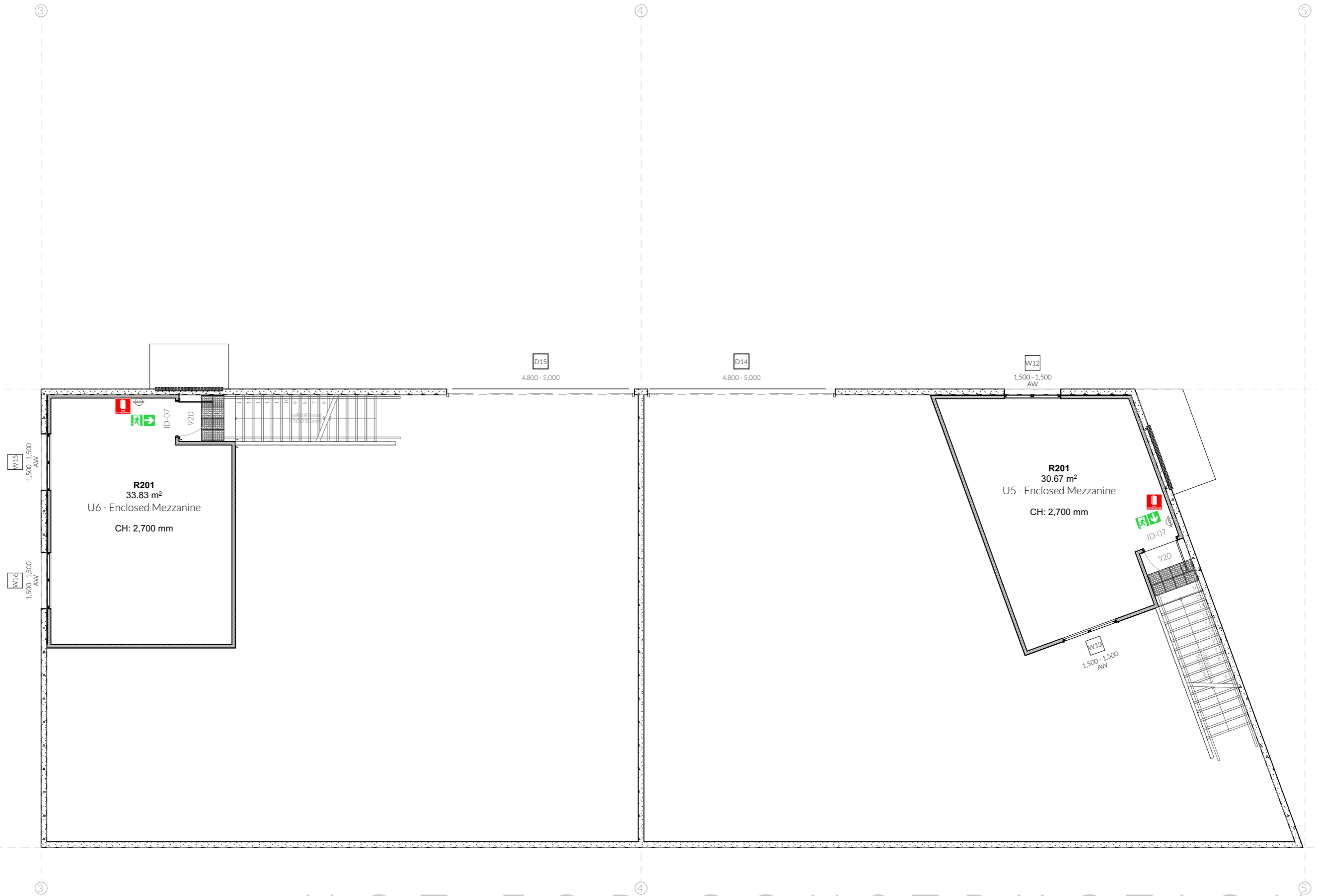
Warehouse 01	198.55
Warehouse 02	180.99
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Warehouse 04	114.89
Warehouse 05	188.62
Warehouse 06	193.98
Warehouse 07	394.14
Total	1,416.47 m²

Internal Room Areas


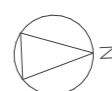

U4 - Warehouse	102.21
U4 - WC Handicapped	5.64
U5 - Enclosed Mezzanine	30.67
U5 - Lunchroom	5.95
U5 - Showroom	17.98
U5 - Warehouse	147.36
U5 - WC Handicapped	5.64
U6 - Enclosed Mezzanine	33.83
U6 - Lunchroom	5.95
U6 - Showroom	19.71

LEGEND

-  TGSi
-  Exit Sign
-  Fire Hose Reel
-  Fire Extinguisher
-  Batts to wall
-  Sound insulation









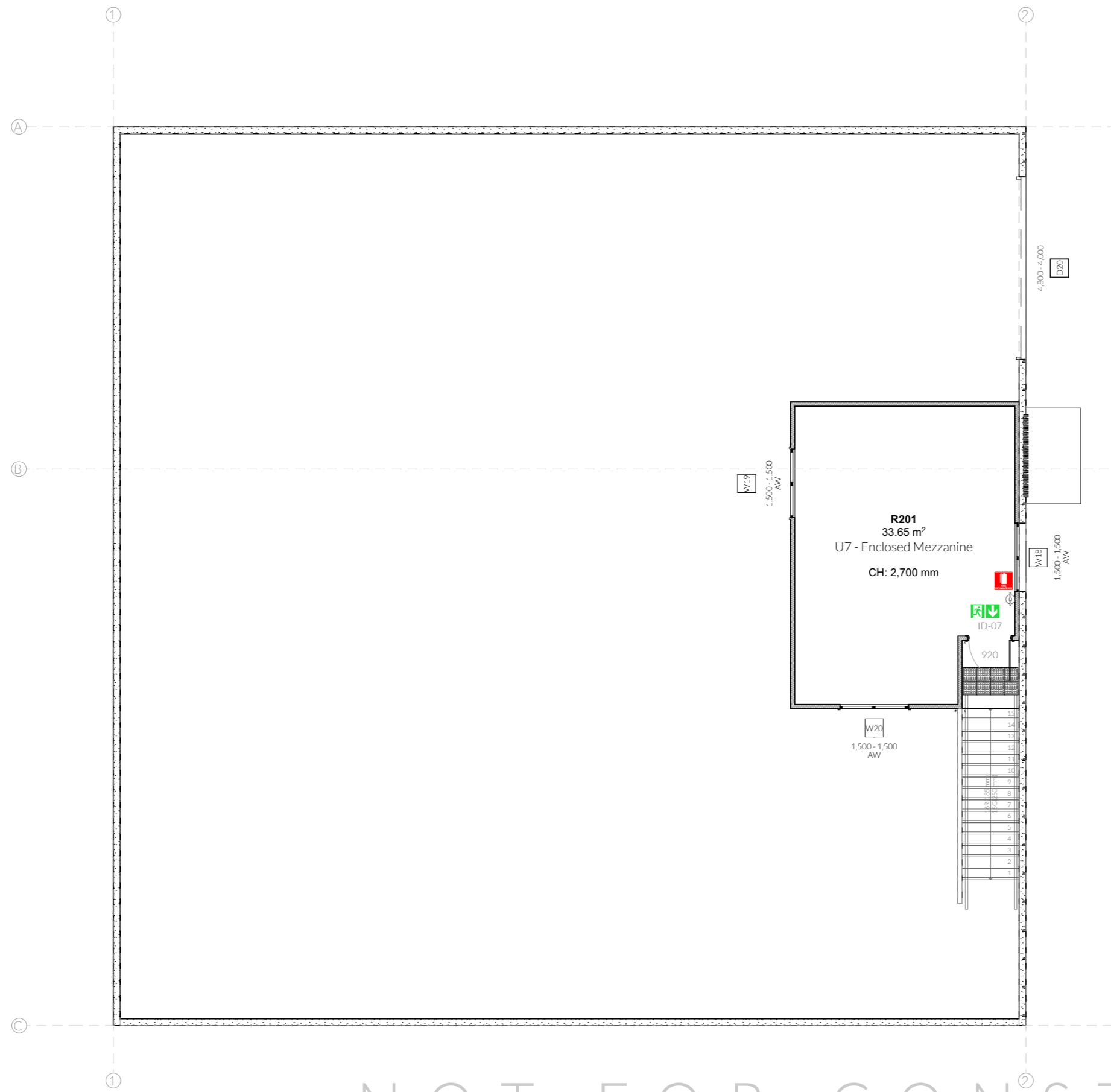
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Document Set ID: 5939823 Version: 1, Version Date: 20/06/2026															

Building Area	
Warehouse 01	198.55
Warehouse 02	180.99
Warehouse 03	145.30
Warehouse 04	114.89
Warehouse 05	188.62
Warehouse 06	193.98
Warehouse 07	394.14
	1,416.47 m²

Internal Room Areas	
U6 - Warehouse	153.59
U6 - WC Handicapped	5.64
U7 - Enclosed Mezzanine	33.65
U7 - Lunchroom	5.95
U7 - Showroom	19.71

-  TGSi
-  Exit Sign
-  Fire Hose Reel
-  Fire Extinguisher
-  Batts to wall
-  Sound insulation



Doorway identification (Clause 10.1) - AS1428.1:2021

All doorways shall have a minimum luminance contrast of 30% provided between-

- (a) door leaf and door jamb; or
- (b) door leaf and adjacent wall; or
- (c) architrave and wall; or
- (d) door leaf and architrave; or
- (e) door jamb and adjacent wall

The minimum width of the area of luminance shall be 50mm.

Explanation: where it is necessary to achieve sufficient contrast between building elements, this can usually be achieved by using very dark or very light materials.

Continuous accessible paths of travel (Clause 3.1) - AS1428.1:2021

Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

- (a) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.
- (b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.
- (c) Door handles less than 900 mm above the finished floor level.

Tactile Ground Surface Indicators(TGSIs)

Tactile ground surface indicators (TGSIs) to warn people of hazards shall be in accordance with AS/NZS 1428.4.1. Locations of TGSIs are indicated as per plans. Refer to Legend.

Note: Stair Construction

Stairs must comply with-

- clause 8.1 of AS 1428.1:2021, including the notes; and
- clause 8.2 of AS 1428.1:2021

Stair Risers: Min/Max = 115mm/190mm
 Public Stair Goings: Min/Max = 250mm/355mm
 Quantity Calculation Required ((2xRiser)+Goings):
 Min/Max = 550mm/700mm
 Minimum of 2 risers and maximum of 18 in a flight;
 Not permit a 125mm sphere to pass through between treads;
 Solid construction (i.e. not perforated) if more than 10m high or more than 3 storeys;
 No winders (except internally of a residential apartment);

Artificial Lighting

Artificial lighting must be provided -

- (a) in required stairways, passageways, and ramps; and
- (b) if natural light of a standard equivalent to that required by F6D3 is not available, and the periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency, in-
 (iii) Class 3, 5, 6, 7, 8 and 9 buildings - to all rooms that are frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress.




The artificial lighting system must comply with AS/NZS 1680.0.

Heights of rooms & other spaces F5D2 of NCC VOL I 2022

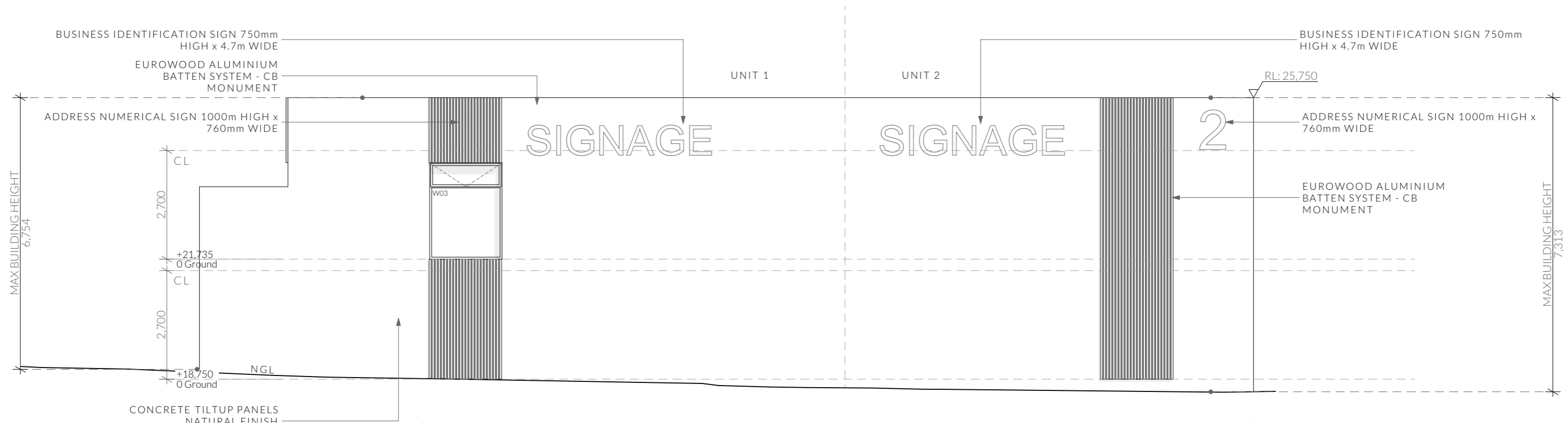
The height of rooms and other spaces in a Class 5, 6, 7 or 8 building must be not less than-

- (a) for a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like - 2.1 m; and
- (b) for a commercial kitchen - 2.4 m; and
- (c) above a stairway, ramp, landing or the like - 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like; and for a required accessible adult change facility - 2.4 m.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol I. Builder to contact Pinnacle before undertaking works.

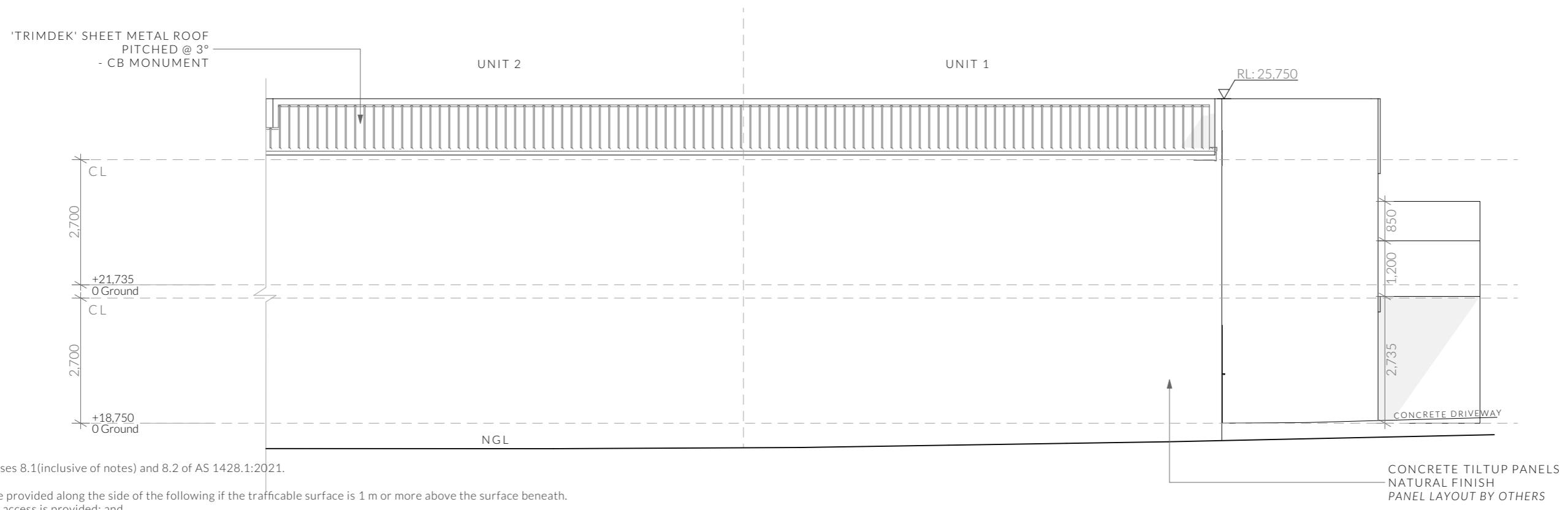
	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Floor Plan - Upper - Warehouse 07 Revision: DA - 02 Approved by: JRD	Scale: 1:100 @ A3 Pg. No: A.13	Proposal: Warehouse Development Client: Brumby Campers Tasmania Pty Ltd Address: 32 Kennedy Dr, Cambridge	Date: 01/09/25 Drawn by: JRN Job No: 066-2025 Engineer: TBA Building Surveyor: TBA	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Issue</th> <th style="width: 30%;">Date</th> <th style="width: 40%;">Designer</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center; font-size: 6px;">NOTE: Refer to cover page for further details on changes.</td> </tr> </tbody> </table>	Issue	Date	Designer	NOTE: Refer to cover page for further details on changes.				These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.	
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Document Set ID: 5939823 Version: 1, Version Date: 20/06/2026															

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Warehouse 1 & 2 - West Elevation

1:100



Warehouse 1 & 2 - East Elevation

1:100

NOTE
Stairs must comply with clauses 8.1(inclusive of notes) and 8.2 of AS 1428.1:2021.

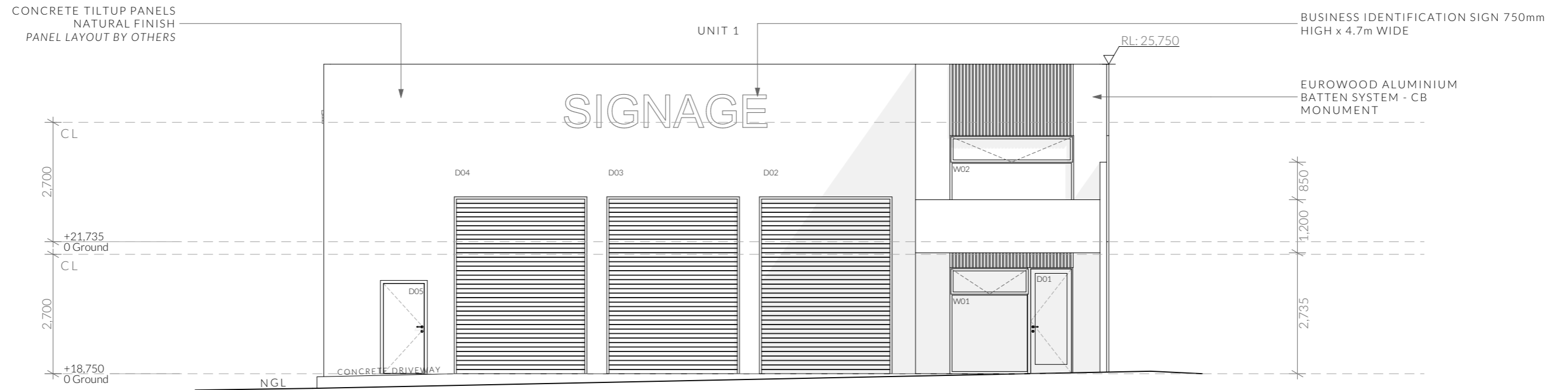
A continuous barrier must be provided along the side of the following if the trafficable surface is 1 m or more above the surface beneath.

- (a) a roof to which general access is provided; and
- (b) a stairway or ramp; and
- (c) a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and
- (d) any delineated path of access to a building,

if the trafficable surface is 1 m or more above the surface beneath.

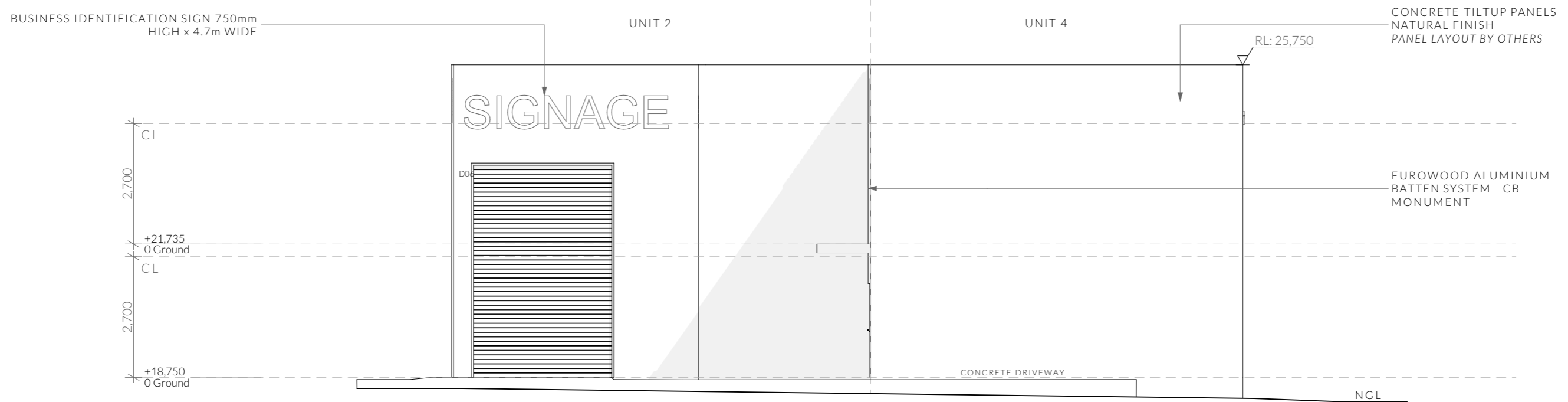
As per NCC Volume I D3D29: Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N and must not have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing. Class 7 (Other than carparks) and 8 buildings and parts of those classes must not permit a 300mm sphere to pass through it.

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Document Set ID: 5939803 Version: 1, Version Date: 20/06/2026														



Warehouse 1 - North Elevation

1:100



Warehouse 2 & 4 - South Elevation

1:100

NOTE

Stairs must comply with clauses 8.1(inclusive of notes) and 8.2 of AS 1428.1:2021.

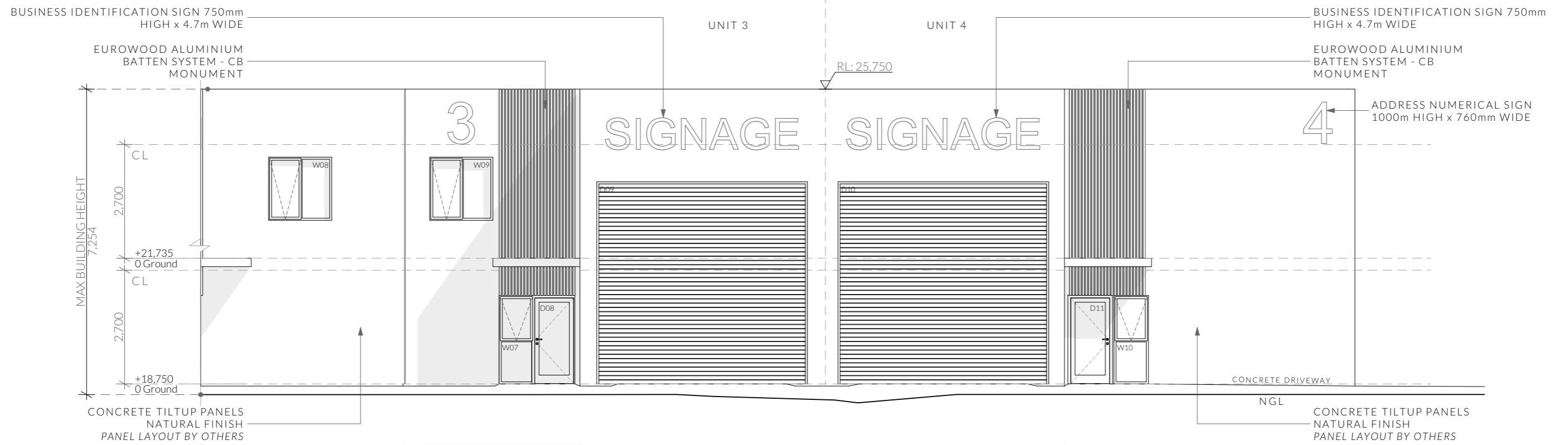
A continuous barrier must be provided along the side of the following if the trafficable surface is 1 m or more above the surface beneath.

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 - (b) a stairway or ramp; and
 - (c) a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and
 - (d) any delineated path of access to a building,
- if the trafficable surface is 1 m or more above the surface beneath.

As per NCC Volume I D3D29: Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N and must not have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing. Class 7 (Other than carparks) and 8 buildings and parts of those classes must not permit a 300mm sphere to pass through it.

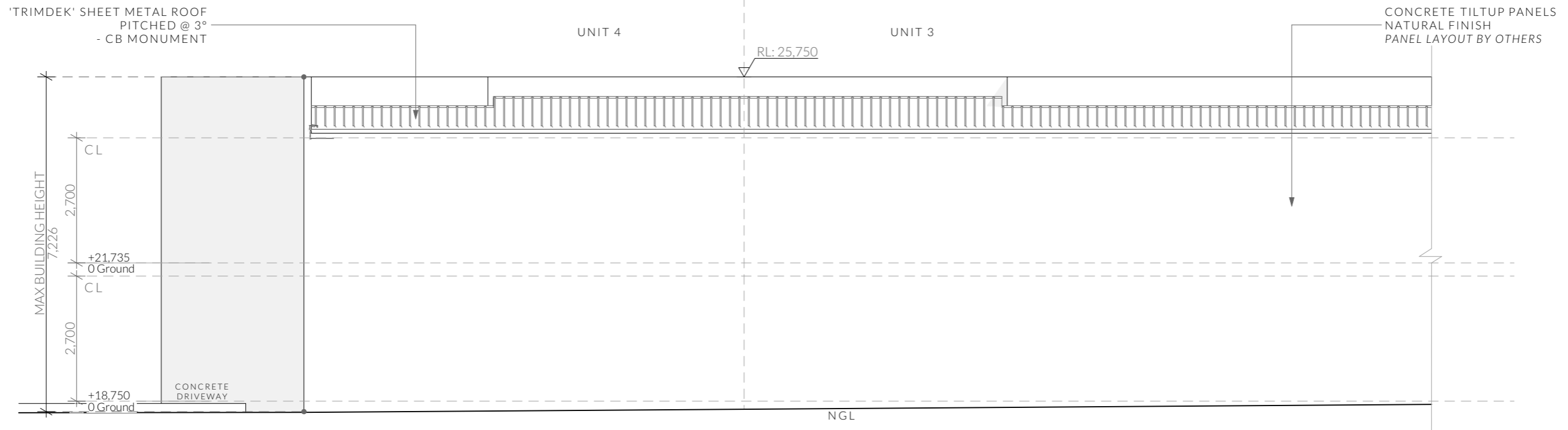
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<p style="font-size: 2em; margin: 0;">PINNACLE</p>	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Elevations Revision: DA - 02 Approved by: JRD	Scale: 1:100 @A3 Pg. No: A.15	Proposal: Warehouse Development Client: Brumby Campers Tasmania Pty Ltd Address: 32 Kennedy Dr, Cambridge	Date: 01/09/25 Drawn by: JRN Job No: 066-2025 Engineer: TBA Building Surveyor: TBA	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Issue</th> <th style="width: 30%;">Date</th> <th style="width: 40%;">Designer</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center; font-size: 0.7em;">NOTE: Refer to cover page for further details on changes.</td> </tr> </tbody> </table>	Issue	Date	Designer	NOTE: Refer to cover page for further details on changes.			These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.	<p style="font-size: 0.6em;">BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</p>
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Warehouse 3 & 4 - West Elevation

1:100



Warehouse 3 & 4 - East Elevation

1:100

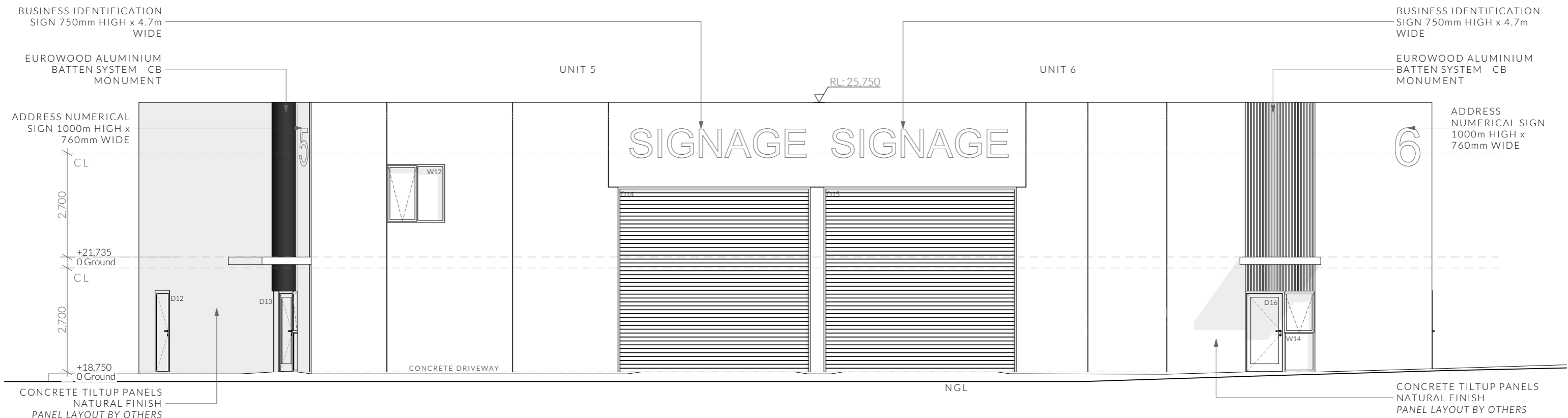
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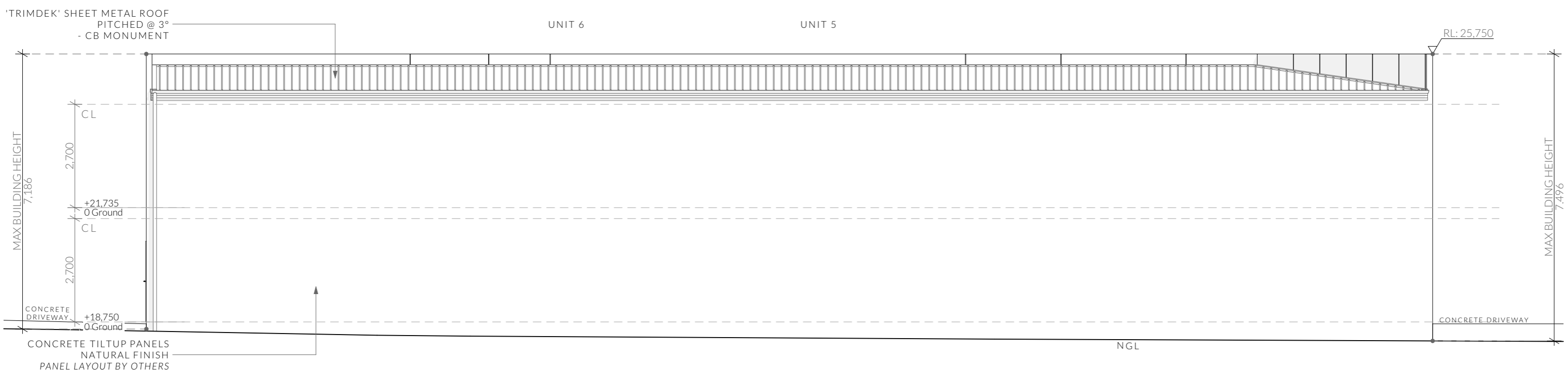
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Warehouse 5 & 6 - West Elevation

1:100



Warehouse 5 & 6 - East Elevation

1:100

NOTE
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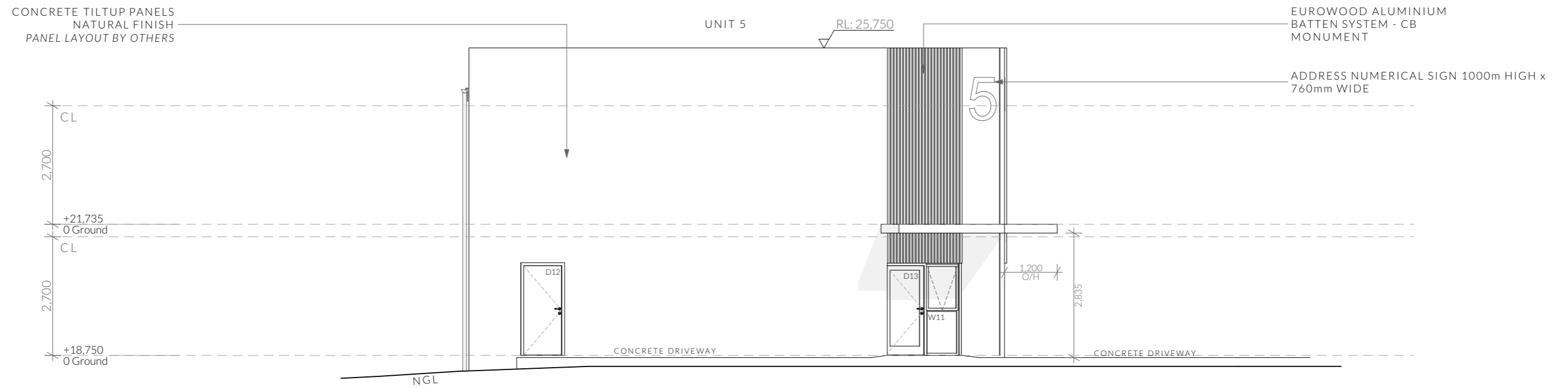
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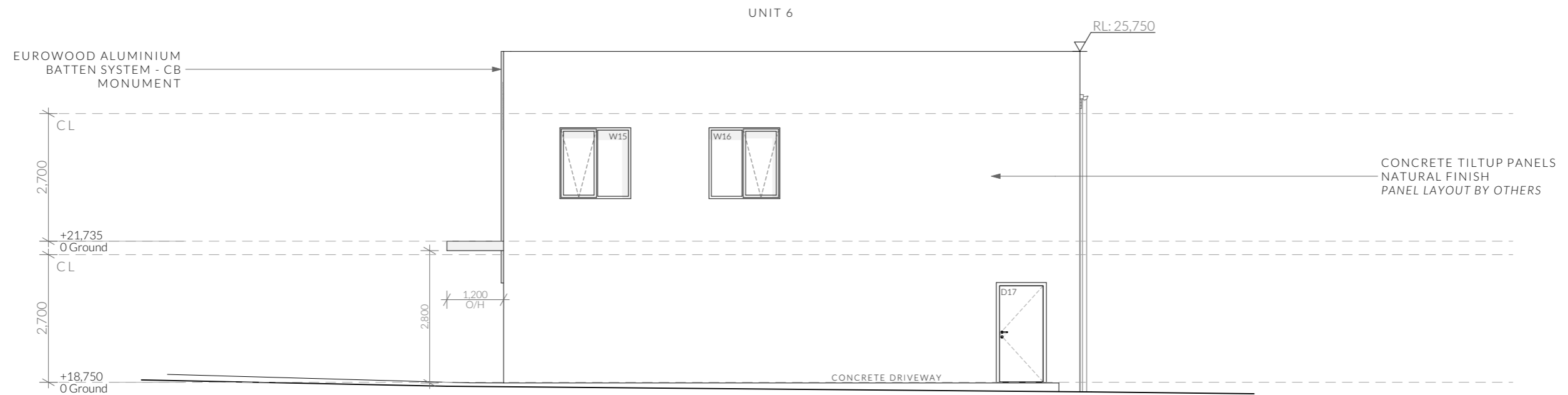
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Warehouse 5 - North Elevation

1:100



Warehouse 6 - South Elevation

1:100

NOTE

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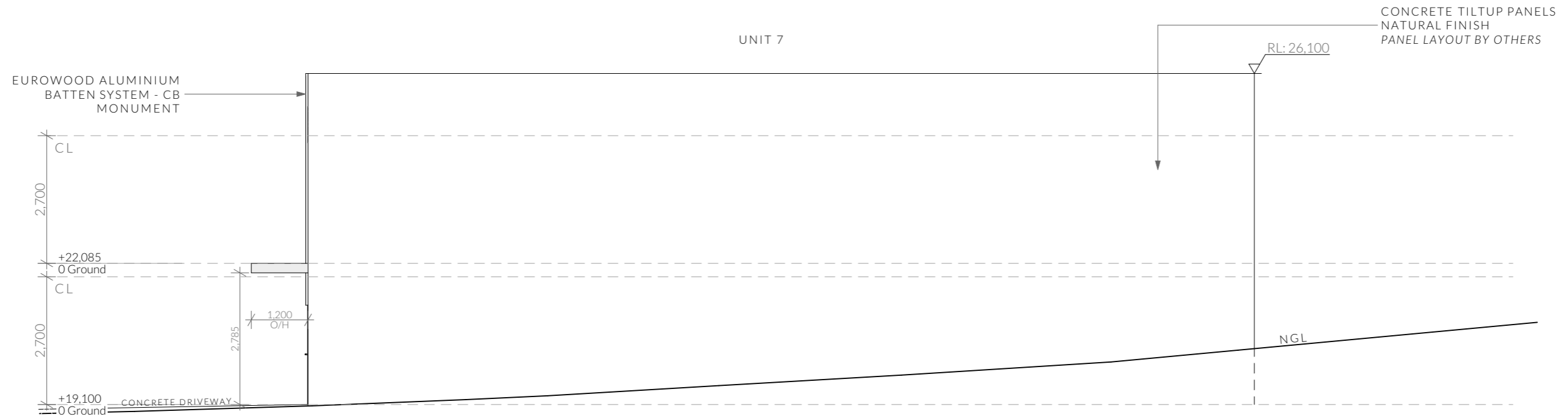
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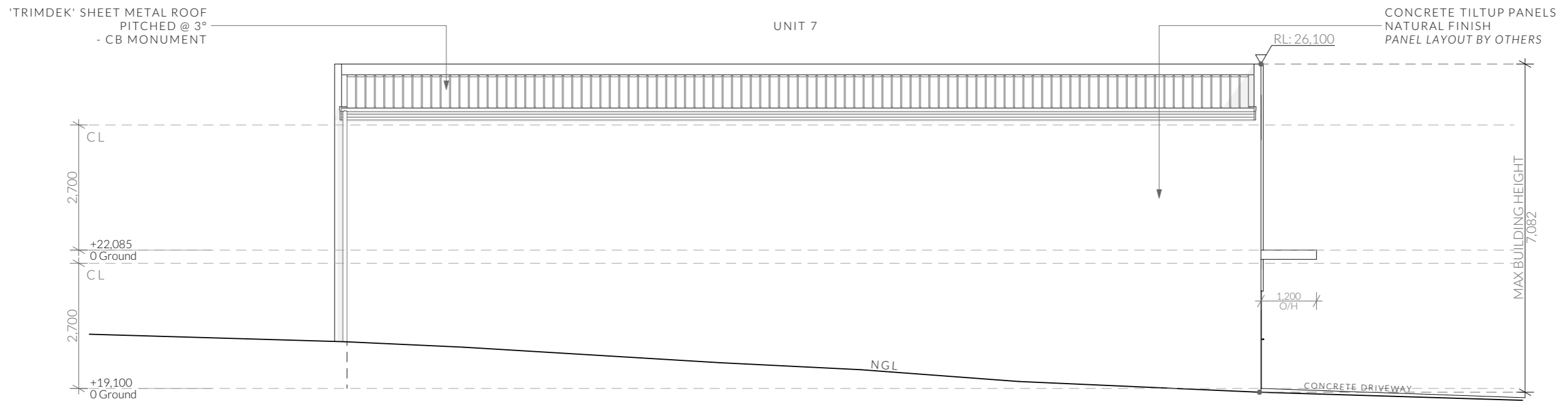
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Warehouse 7 - West Elevation

1:100



Warehouse 7 - East Elevation

1:100

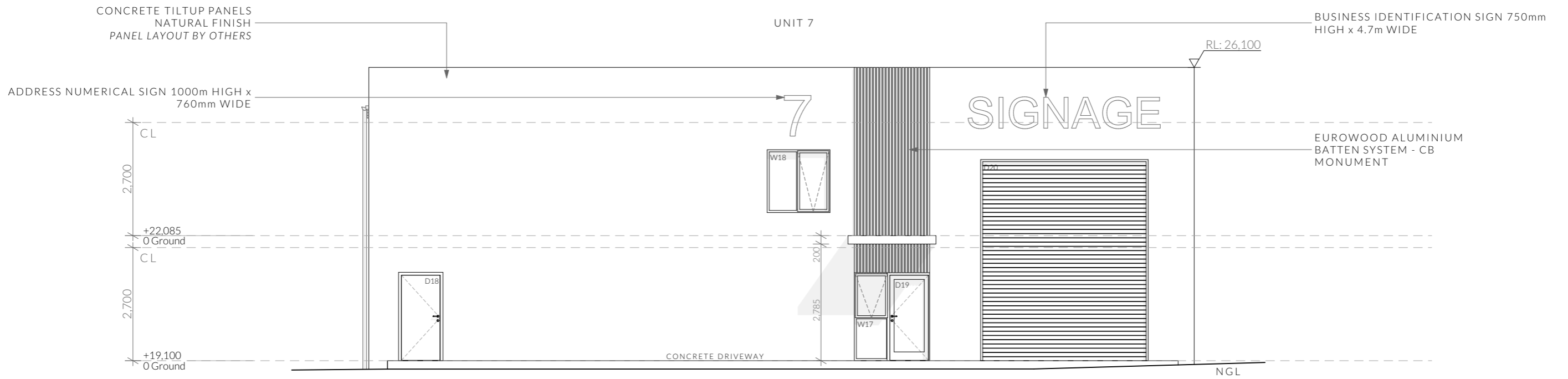
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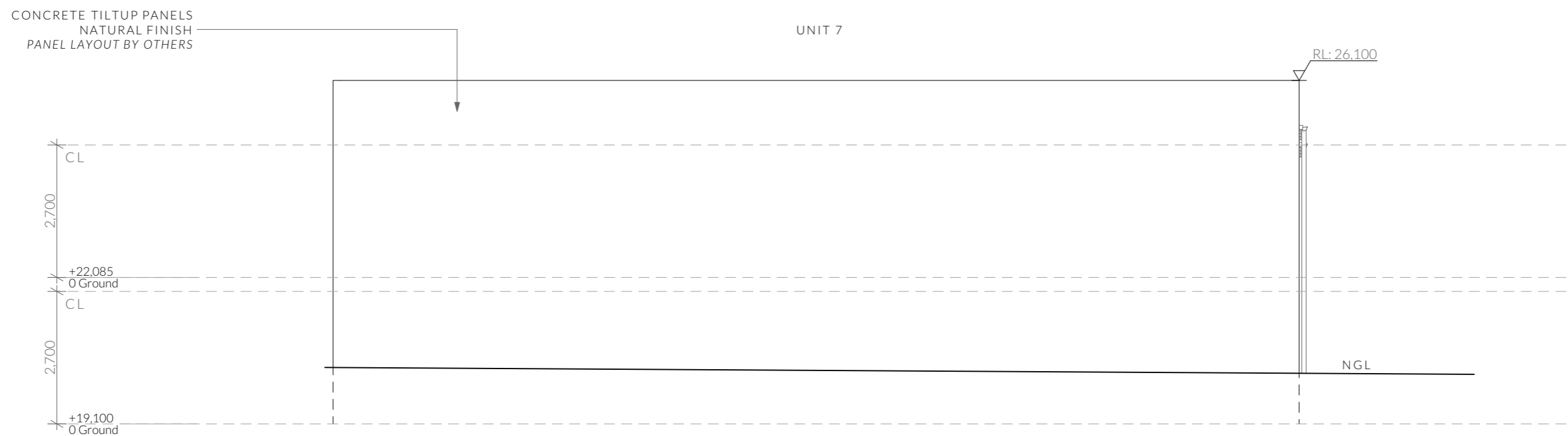
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Warehouse 7 - North Elevation

1:100



Warehouse 7 - South Elevation

1:100

NOTE
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MC Planners Ref: 26029

9th June 2026

Clarence City Council

Via email - clarence@ccc.tas.gov.au

Attention: Vanessa Tomlin

Dear Vanessa,

FURTHER INFORMATION REQUEST - PLANNING APPLICATION - PDPLANPMTD-2026/058902 - 32 KENNEDY DRIVE, CAMBRIDGE WITH ACCESS FROM MCRORIE COURT

Thank you for your Request for Further Information under Section 54 of the *Land Use Planning and Approvals Act 1993* (LUPAA) dated 31st March 2026. MC Planners has been engaged by Pinnacle Drafting and Design to respond to the request.

In supporting this response, the following reports and documents are included:

- Attachment 1 - Signed Application Form
- Attachment 2 - Revised Proposal Plans

General Matters

The site plan accompanying the application shows motor vehicles (camper vans) being stored beyond the area defined as Lot 1 of planning permit D-2012/324 for the motor vehicle hire business. Condition 2 of the planning permit states the motor vehicle hire use is approved only for the area shown as Lot 1 on the plans. Please confirm whether the proposal includes an expansion of the area approved for the storage of motor vehicles or alternatively provide amended plans showing the removal of the area relied upon for the storage of motor vehicles such that it is in accordance with original planning permit as shown below.

Response: This is an expansion of the motor vehicle hire storage area beyond that approved under Permit D-2012/324. If Condition 2 on this permit would conflict with this permit (if granted), a minor amendment to remove this Condition can be undertaken separately and can form a condition of this permit.





Confirmation on the use of the showrooms and storage areas allocated to each tenancy and clarification on whether they would be directly associated with and a subservient part of the main use being warehouses or whether they will provide for a different use.

Response: Updated plans are provided (Attachment 2) that show the areas of each warehouse. Warehouses 1-7 will be used for storage. Any retail component will be directly associated with and a subservient part of the warehouse use. The existing motor vehicle hire use office building is retained.

The parking allocations are as follows:

- Warehouse 1 (198.55m²) - carparks 17, 18 and 35;
- Warehouse 2 (180.99m²) - car parks 33-34;
- Warehouse 3 (145.30m²) - car parks 10 & 11;
- Warehouse 4 (114.89m²) - car parks 7-9;
- Warehouse 5 (188.62m²) - car parks 5 & 6;
- Warehouse 6 (193.98m²) - car parks 3 & 4;
- Warehouse 7 (394.14m²) - car parks 1 & 2;
- Motor Vehicle Hire - Existing car parks 1-3 and new car parks 1-16 and 19-32.

Light Industrial Zone

Clause 18.4.1 A1 Building height - Revised elevation plans detailing the maximum height of each tenancy in relation to modified and existing ground level.

Response: Updated plans are provided (Attachment 2) that show that the maximum height of each tenancy complies with 18.4.1 A1 which requires building height to be not more than 10m.

Warehouse	Maximum Building Height (m)	Dwg No.
1 & 2	7.31	A.14
3 & 4	7.25	A.16
5 & 6	7.50	A.17
7	7.08	A.19

Clause 18.4.2 A2 Setbacks - Proposed units 1 and 2 would provide a 1.167m setback from the McRorie Court frontage which is below the 5.5m setback required by the acceptable solution. The setback does not appear to satisfy the performance criteria in that the frontage setback will not provide space for vehicle access, parking and/or landscaping and is not commensurate with the setback of buildings on adjacent properties. Amended plans providing for a greater frontage setback will be required to achieve compliance with the performance criteria.



Response: Clause 18.4.2 states:

18.4.2 Setbacks

<p>A2 Buildings must have a setback from an adjoining property within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone of not less than:</p> <p>(a) 4m; or</p> <p>(b) half the wall height of the building, whichever is the greater.</p>	<p>P2 Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, having regard to:</p> <p>(a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings;</p> <p>(b) overlooking and reduction of privacy; and</p> <p>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.</p>
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Clause 18.4.2 A2 Setbacks is not applicable as none of the adjoining properties are within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone.

However, if the request to address 18.4.2 P2 was an error and council meant for 18.4.2 A1/P1 to be addressed, please see the following.

18.4.2 Setbacks

<p>A1 Buildings must have a setback from a frontage of:</p> <p>(a) not less than 5.5m;</p> <p>(b) not less than existing buildings on the site; or</p> <p>(c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.</p>	<p>P1 Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the setback of buildings on adjacent properties; and</p> <p>(c) the safety of road users.</p>
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The existing shed on McRorie Court is set back 1.17m from the frontage. With a minimum setback of 1.17m, the proposed buildings in the application were compliant with A1(b). The setback of Units 1 and 2 has been increased to 2.17 to allow additional space for landscaping in the current plans (Attachment 2).

Notwithstanding this we have addressed the performance criteria as follows:

P1(a) The area of 32 Kennedy Drive is 4,047m². The land is approximately 200m long and 20m wide. If a 5.5m setback was utilised along McRorie Court (135m), this would represent 743m² or 18% of the site. Creating a setback of 5.5m would limit the use of a large portion of the site and has impacts on swept paths for vehicles.



P1(b) The setbacks of buildings on adjacent properties are larger than the 2.17m now proposed, however adjoining properties tend to have shorter frontages and greater depths and would be less impacted by a larger setback than the subject site. Sites such as 6 Loongana Court (nil setback) and 66 Kennedy Drive (1.5m setback approx.) do not have the required setback, as such the subject site is not unique within the area.

P1(c) The existing access on McRorie Court is between Warehouse 4 and Warehouse 5. These Warehouses are setback more than 6.47m from the frontage providing vehicles exiting the site with a view of the road and thus providing for the safety of road users.

In summary, 18.4.2 A2 is not applicable, the proposal is compliant with 18.4.2 A1 and would also satisfy 18.4.2 P1.

Clause 18.4.4 A1 Outdoor storage areas - Confirmation on whether any outdoor storage areas are proposed and if so, revised plans showing the location of the outdoor storage areas and screening arrangements to ensure they are not visible from a road or public place.

Response: We confirm that no outdoor storage areas are proposed.

Clause 18.4.5 A1 Landscaping - A landscape plan with dimensions for the frontage landscaping to confirm the depth of the landscape areas noting the acceptable solution requires landscaping to a depth of no less than 5.5m. It is noted the landscaping concept shown does not appear to meet the performance criteria in that the landscaping will not be of a sufficient depth to achieve consistency with landscape buffers provided within McRorie Court and to achieve meaningful landscaping along the frontage.

Response: Clause 18.4.5 A1 is addressed below.

18.4.5 Landscaping

<p>A1 If a building is set back from a road, landscaping treatment must be provided along the frontage of the site:</p> <p>(a) to a depth of not less than 5.5m; or</p> <p>(b) not less than the frontage of an existing building if it is a lesser distance.</p>	<p>P1 If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to:</p> <p>(a) the width of the setback;</p> <p>(b) the width of the frontage;</p> <p>(c) the topography of the site;</p> <p>(d) existing vegetation on the site;</p> <p>(e) the location, type and growth of the proposed vegetation; and</p> <p>(f) any relevant local area objectives contained within the relevant Local Provisions Schedule.</p>
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The plans (Attachment 2) illustrate landscaping on the McRorie Court frontage. The existing landscaping is retained in a bed depth of 3.02m between the Motor Vehicle Hire parking and the frontage. There is new landscaping to a depth of 2.17m between Warehouses 1 and 2 and the frontage, and to the maximum depths possible in front of Warehouses 3 and 4 (up to 1.52m) given the need to provide for vehicle swept paths. As the existing shed is setback 1.17m from the frontage, provision of landscaping to a depth of 1.17m or greater is compliant with A1(b) and this depth is achieved along much of the frontage, but not all achieves this and as such assessment against P1 is required.

Under P1, the width of the landscape setback ranges from 1m to 3.02m - only 1.17m is required under A1(b) (a). The site has dual road frontages, and the frontages are 20m and 137m, which is significantly greater than the amount of frontage of other lots in the area (b). Topography plays no role in the provision of landscaping (c). Existing established vegetation is retained on both frontages (d). The width of the new landscaping beds is likely to limit the vegetation to small trees and shrubs (e). There are no Local Area Objectives relevant to this site (f).

Based on the geometry of the site, the extent of landscaping provided along the frontages, and the retention of existing vegetation the proposed landscaping is considered to sufficiently enhance the amenity and appearance of the streetscape compliant with 18.4.5 P1.

Flood-prone Areas Hazard Code

Clause C12.6.1 P1.1 Buildings and works within a flood-prone hazard area - A flood hazard report prepared by a suitably qualified person addressing the relevant standards of the Flood-prone Areas Hazard Code.

Response: Clause C12.6.1 states:

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

<p>A1 No Acceptable Solution.</p>	<p>P1.1 <i>Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the type, form, scale and intended duration of the development;</i> <i>(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;</i> <i>(c) any advice from a State authority, regulated entity or a council; and</i> <i>(d) the advice contained in a flood hazard report.</i> <p>P1.2 <i>A flood hazard report also demonstrates that the building and works:</i></p> <ul style="list-style-type: none"> <i>(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and</i> <i>(b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.</i>
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The flooding of the site was addressed in the subdivision application that created the lot. The subdivision created a new drainage easement and 1050 stormwater main to direct stormwater through the site (Attachment 2 Page A.02). As such, a tolerable risk from flood is achieved as stormwater is now directed through the stormwater main. The proposal is compliant with C12.6.1 P1.1. A flood hazard report was submitted with the subdivision application on Council records, and the resulting design achieved a tolerable risk compliant with P1.2.

Parking and Sustainable Transport Code

Clause C2.6.1 A1 Construction of parking areas - The access to warehouses 1 and 2 would be from Kennedy Drive over an unsealed section of driveway which does not satisfy clause C2.6.1 A1 of the Code. A submission addressing the corresponding performance criteria is required or alternatively provide amended plans providing for the sealing of the driveway with an all-weather pavement and suitably drained.

Response: Clause C2.6.1 states:

C2.6.1 Construction of parking areas

<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. 	<p>P1 ***</p>
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Parking, access ways, manoeuvring and circulation spaces will be sealed with asphalt or concrete compliant with A1(a & c) as shown in Attachment 2 Page A.01. They will be drained to the public stormwater system compliant with A1(b). Thus, the proposal complies with C2.6.1.

Clause C2.6.2 A1.1 Design and layout of parking areas - Revised plans including the gradient for driveway and parking areas.

Response: Clause C2.6.2 A1.1 states:

C2.6.2 A1.1 Design and layout of parking areas

<p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either:</p> <ul style="list-style-type: none"> (a) comply with the following: <ul style="list-style-type: none"> (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; 	<p>P1 **</p>
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<p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p>	
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Gradients of the Parking, access ways manoeuvring and circulation spaces are provided on Page A.04 and A.05 of Attachment 2. Gradients comply with Australian Standard AS 2890-Parking facilities, Part 1-6, compliant with A1.1 (b).

We trust this meets the requirements of the request. If Council requires any further information or clarification with respect to this application, please contact us on planning@mcplanners.com.au or 6288 7248.

Yours faithfully

MC PLANNERS PTY LTD

A handwritten signature in black ink, appearing to read 'S.L.' followed by a flourish.

Sandra Roberts

PLANNER

