

115 Kennedy Drive Pty Ltd
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HOBART TAS 7001

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Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

tpc@planning.tas.gov.au

12 September 2023

Dear Commissioner

RE: Draft Amendment PDPSAMEND-2021-022808
Apply airport obstacle limitation area overlay to land around Cambridge Airport

The owners of 105 Kennedy Drive/Cherokee Drive (PID 3033887) being 115 Kennedy Drive P/L wish to object to the proposals outlined in the Draft Amendment on the grounds of height, noise and exhaust pollution and possible loss of property value.

The property has frontages to Kennedy Drive and Cherokee Drive, the latter being the main access for vehicles and pedestrians. The site has an area of 1.638ha on which is built a metal clad industrial building having a height of 12 metres. It was constructed in 2011 and has an area of 2835m². There are attached offices and convenience. The vacant northern area is currently used for carparking and storage and reserved for future extensions of the main building.

The property is leased to the Hydro who undertake major repair works on Power Station machinery, repairs that require minimal tolerances with heavy machinery bedded into concrete support.

Informal discussion with the tenants on the proposed amendment has raised some possible longer term tenancy issues.

Our concern relates to the proposed contour limiting the building height to 10 metres. This would be in direct conflict with the existing building of 12 metres and could preclude any future extension to match that height.

The second concern has been the increasing noise from aviation activities and exhaust emissions from the nearby property PID 3304165, which is located opposite 105 Kennedy Drive, on Cherokee Drive. There is direct access from this location onto Cambridge Airport.

We contend that local properties such as 105 Kennedy Drive need to be protected from ever increasing noise and environmental issues due to the close vicinity of the busy light aircraft airport. Noise limitations and environment issues such as exhaust emissions need to be assessed to protect neighbouring properties and associated employment.

“The Commission considers that the modification is a substantial modification as there may be a public interest in the modification.”

In our case we consider the proposal is unreasonable given there has been no discussion with the Clarence Council and the area was and continues to be defined as the Cambridge Industrial Estate Specific Area to provide for manufacturing, processing, repair, storage and distribution of goods and materials where OFF SITE IMPACTS ARE MINIMAL or can be managed to minimise conflict or impact on the amenity of any other use. Noise and exhaust emission for instance.

The revision of the airport’s limitation area overlay, and in particular the shadowing of the 10 metre contour over our property, is in our opinion, prejudicial to further expansion. It appears to have been arbitrarily positioned with no reference to the property owners, existing structures or uses other than comment that the Commission considers that the Cambridge Airport is of regional and state significance and that the airport is afforded protections by the Clarence LPS through the airport obstacle limitation area overlay.

In our opinion the 10 metre contour should at least be removed from shadowing 105 Kennedy Drive and relocated towards the airport and along the Cherokee Drive property boundary of 111 Kennedy Drive. If not moved, the various limitations could prejudice the market value of the property.

We also believe the matters of noise and exhaust pollution need to be considered as part of this revision.

Yours faithfully



CARL J ROOKE

Secretary

Attachments:

105 Kennedy Drive - Property Information Report
105 Kennedy Drive - Building Profiles
111 Kennedy Drive - Property Information
Proposed New Boundary

PROPERTY ID: 3033887

MUNICIPALITY: CLARENCE

PROPERTY ADDRESS: 105 KENNEDY DRIVE
CAMBRIDGE TAS 7170

PROPERTY NAME:

TITLE OWNER: 159477/1 : 115 KENNEDY DRIVE PTY LTD

INTERESTED PARTIES: 115 KENNEDY DRIVE PTY LTD

POSTAL ADDRESS: LEVEL 8 85 MACQUARIE ST
(Interested Parties) HOBART TAS 7000

MAIN IMPROVEMENTS SUMMARY

Improvements:	WAREHOUSE/SHOWROOM	
Improvement Sizes	Improvement:	Area:
(Top 3 by Size):	HARD STANDING	7978.0 square metres
	HARD STANDING	7978.0 square metres
	WAREHOUSE	2835.0 square metres

Number of
Bedrooms:Construction Year
of Main Building: 2011

Roof Material:

Wall Material:

Land Area: 1.638 hectares

LAST SALES

Contract Date	Settlement Date	Sale Price
31/03/2010	18/08/2010	\$1,392,300

LAST VALUATIONS

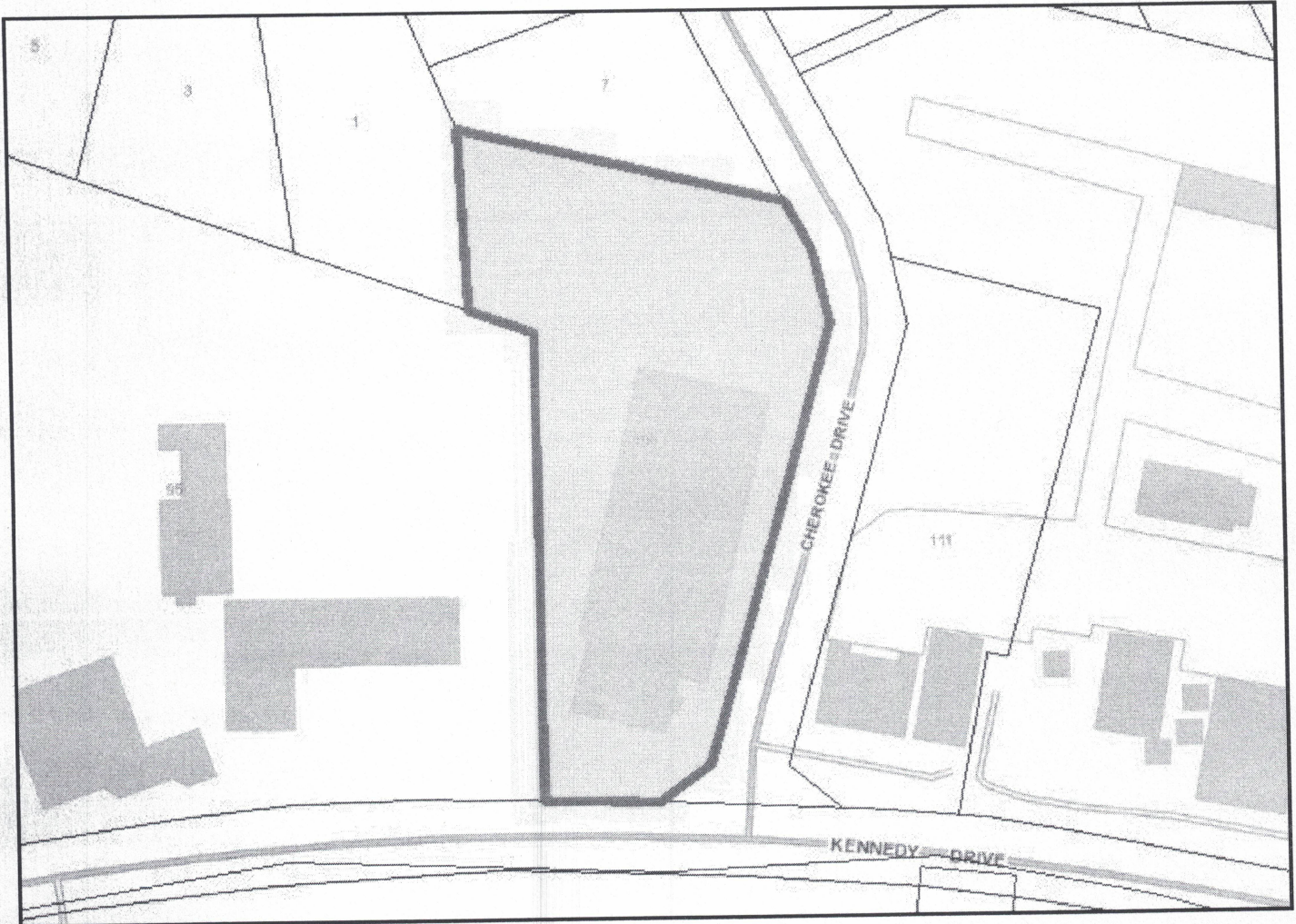
Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
10/01/2019	01/07/2018	\$1,050,000	\$6,200,000	\$485,430	FRESH VALUATION
21/11/2012	01/07/2012	\$850,000	\$5,500,000	\$485,420	REVALUATION

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

Property Identification Number (PID)

3033887

Certificate of Title Reference (Volume/Folio)

159477/1

Total Area

16380 sqm

Locality

Cambridge

Municipality

Clarence

Planning Scheme

Tasmanian Planning Scheme

Planning Zones

Light Industrial

Planning Code Overlay

Road or railway attenuation area, Airport noise exposure area, Airport obstacle limitation area, Flood-prone areas

Property Report

The property report will include maps and details of the planning zone, codes, specific area plans, local area objectives and other information that affect the selected location, including whether it is listed on the Tasmanian Heritage Register, Crown land or Council land. Councils also may manage particular local information, such as local heritage places, flood maps and storm water information, which may affect development on the property. Contact the relevant council for advice as to how these and other features may affect your proposed project.

[Generate Property Report](#)

What do you want to do at this property?

Select a topic below to find out more about what you can do at the property including what rules may apply, who you need to consult with and whether you will need a permit to do the work.

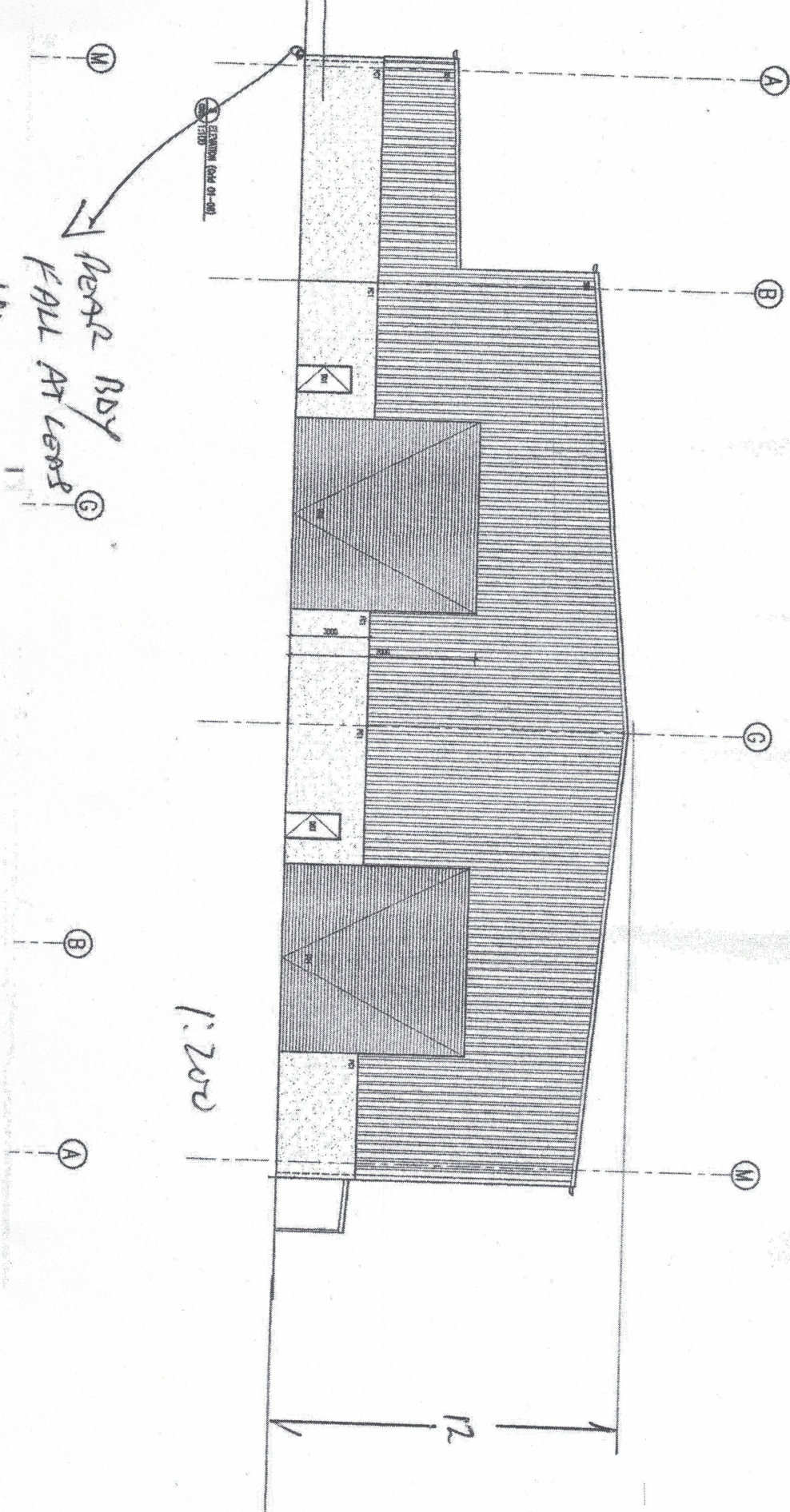
[Build an outdoor structure on a residential property, including sheds, pools and retaining walls](#)

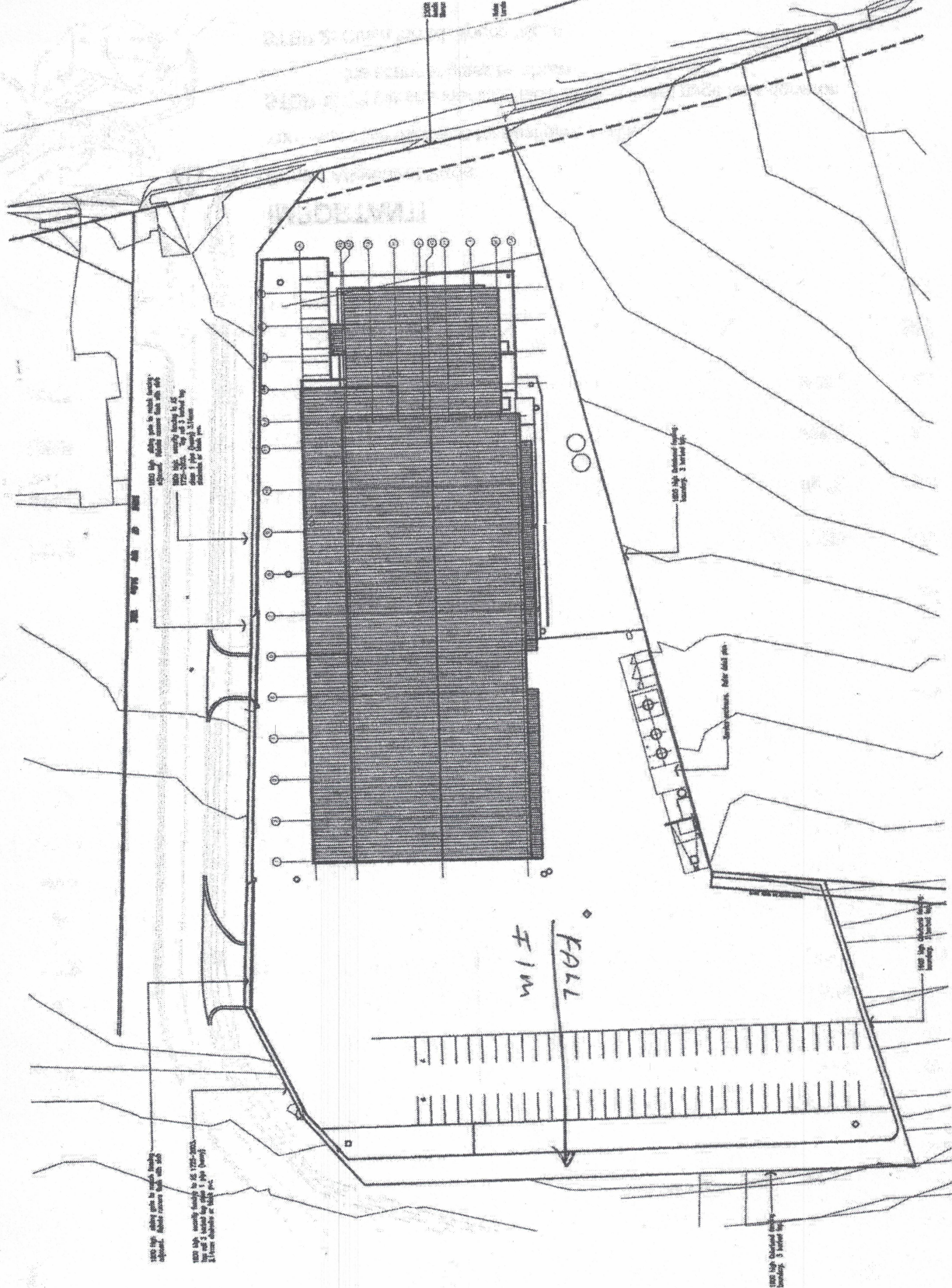
[Change the outside of a house, including adding a deck, porch, additions and solar panels](#)

→ Near Rdy
FALL AT LEAST
1M.

1:200

1 1 12





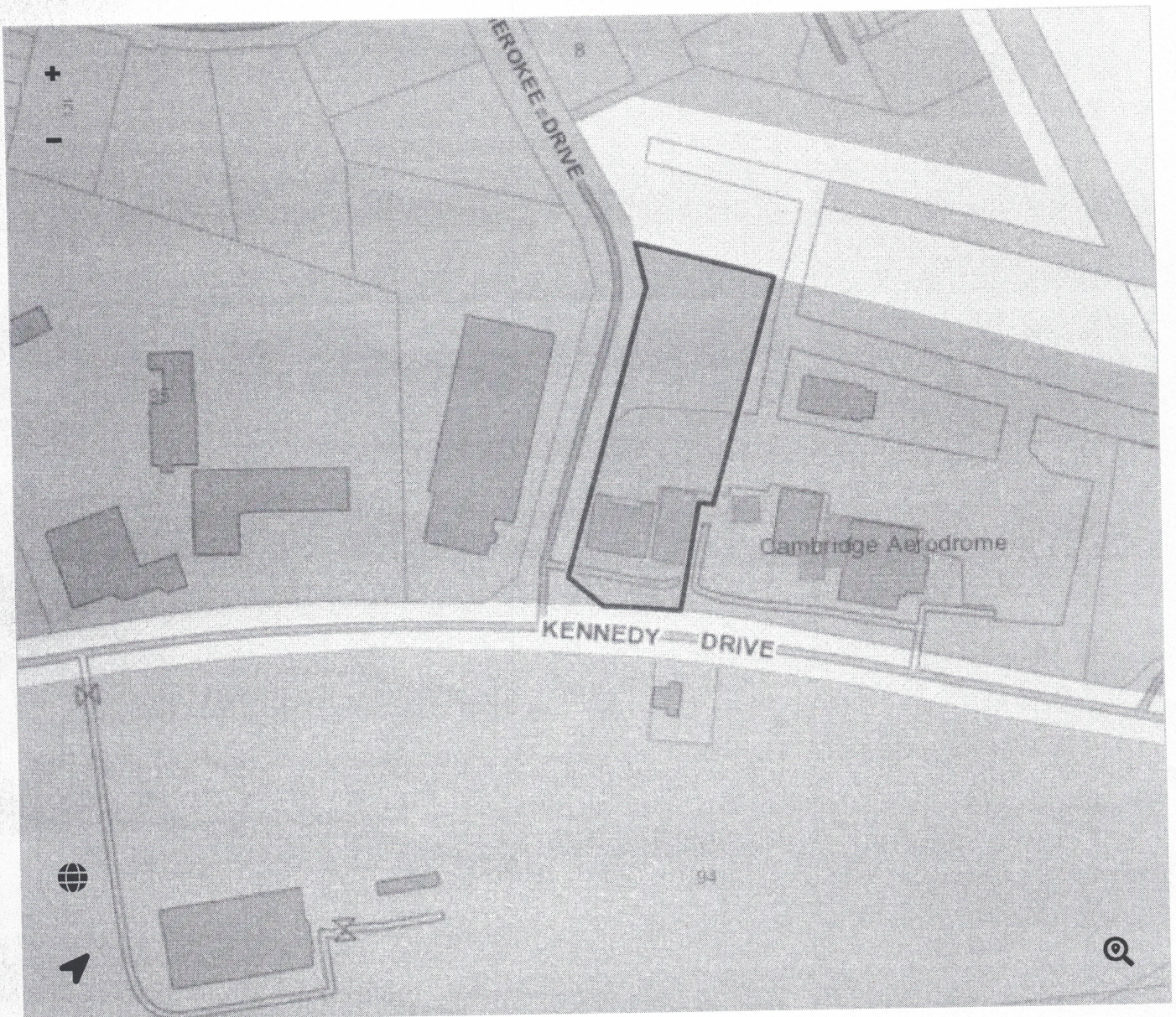
Home ([//portal.planbuild.tas.gov.au/external/home](http://portal.planbuild.tas.gov.au/external/home))

To start your enquiry enter an address, title or property identification number into the search box below or, navigate and click on a property on the map.

Primary

111 KENNEDY DR CAMBRIDGE TAS
7170

Address



Property Information

111 KENNEDY DR CAMBRIDGE TAS 7170

Property Type

Primary

Property Identification Number (PID)

3304165

Certificate of Title Reference (Volume/Folio)

166934/1

Total Area

9771 sqm

Locality

Cambridge

Municipality

Clarence

Planning Scheme

Tasmanian Planning Scheme

Planning Zones

Light Industrial

Planning Code Overlay

Road or railway attenuation area, Airport noise exposure area, Airport obstacle limitation area

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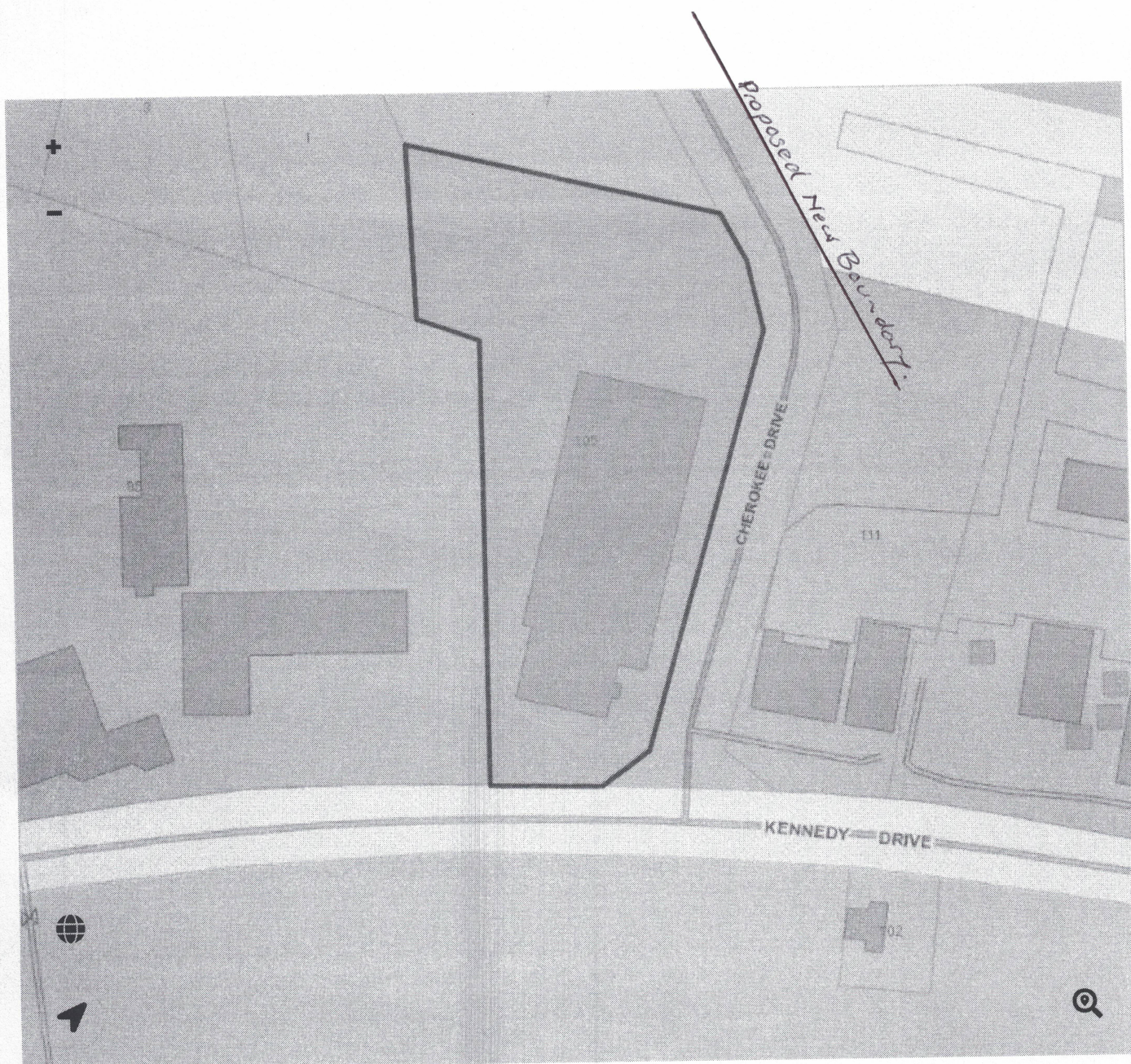
Home ([//portal.planbuild.tas.gov.au/external/home](http://portal.planbuild.tas.gov.au/external/home))

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