
From: Pamela OMalley
Sent: Monday, 18 November 2024 5:09 PM
To: TPC Enquiry
Cc: O'Malley, Pam (DoE)
Subject: Response to Assessment Criteria Kangaroo Bay Major Project 60ZJ

Dear Mr Ramsay

Thank you for the opportunity to contribute assessment criteria for consideration in relation to the Kangaroo Bay Hotel Major Project impact statement.

As an owner of land adjoining the major project, we would appreciate your consideration of the following as inclusions in the assessment criteria:

1. Noise impacts on local residents during construction
 - a. Hours of construction and physical impacts like noise, creation of dust, lighting etc
2. Noise impacts on local residents once project is completed and in continuous use
 - a. Will consideration be given to restrictions on noise from music type events after 12pm at night
 - b. Noise from air conditioners or similar appliances should not exceed decibel requirements for residential areas
3. Parking of workers vehicles associated with the project construction
 - a. Not across driveways, will they impact residents
4. Parking of vehicles for the project when in operation
 - a. Very concerning as there is currently insufficient car parking spaces allowed with the project to cater for accommodation needs and use of conference facilities and the employees the project is claiming to have (where will they park)
 - b. Current offsite parking is under pressure and full due to Ferry passengers, Yacht club users, sporting club users on weekends, and Market users – any adjoining car spaces should not be counted for this project. If adjoining projects go ahead (residential units) they will impact local parking and also the building phase (if all projects built together) – a lot of workers vehicles
5. Environmental concerns
 - a. The site is very low lying, will it be subject to water inundation as climate change causes rises in water levels – have these considerations been mitigated or allowed for.
 - b. Will it impact on the current sealife, birdlife etc
 - c. Will plantings associated with the project be quality, and cared for (not just grasses) – will they provide improved habitat for local species
6. Will stormwater be managed appropriately
7. Will the project blend into and add visual and usability to the whole waterfront area
 - a. Accessible pedestrian access to Cambridge Road with pedestrian flows that are safe for road crossing
 - b. Will the Clarence City Council work with the project to manage adjoining infrastructure appropriately (currently the strip of land adjoining Cambridge road is a weed infestation and has rusty fence)
 - c. Will the Kangaroo Bay project look finished and the whole area be beautified – Will the Yacht club and Tas Water and Tas Networks work to improve the unsightly nature of their properties (currently covered in graffiti) to make the whole area look like a wholistic updated, and accessible space for all users including bikes and pedestrians.
 - d. Are adjoining government, council and private enterprise properties going to be maintained to a standard that befits a major project of this type? Are they onboard and willing?
8. Project lighting and signage is not overly bright, and impacting on nearby homes
9. Strategic Questions for consideration

- a. Does the project suit the area strategically in that would this project be classed as a major project if it did not have the water and mountain view
 - b. Does an accommodation project fit in with the current Council zoning and long term planning for the area
 - c. Will all current overhead wires be moved underground to improve the amenity of the footpaths of adjoining areas.
10. Employment of Tasmanians
- a. Is the assessment able to be contingent on a large percentage of local and/or Tasmanian employment both for construction phase and especially for long term jobs.
 - b. Will the company make any pledges to train local staff and give preferences to employing local/Tasmanian residents
11. Local Business impact
- a. Will any measurement of impact on local businesses be measured and monitored for a period of years

Kind regards

Pam and Patrick O'Malley