
From: [REDACTED]
Sent: Monday, 3 February 2025 4:36 PM
To: TPC Enquiry
Cc: [REDACTED]
Subject: Draft Assessment Criteria - Kangaroo Bay Hotel Major Project

Attention: John Ramsay

Dear John,

With reference to the correspondence received from the Commission, it is our view that the Assessment Criteria for the Kangaroo Bay Hotel Major Project should include a requirement for the proposed use and development to be consistent with each applicable requirement of the Kangaroo Bay Particular Purpose Zone (**Kangaroo Bay PPZ**).

As the site comprises the entire useable land (for development) of the dedicated 'Wharf' area in the the Kangaroo Bay PPZ, it seems sensible and reasonable that the Assessment Criteria should address each of the applicable requirements of the Kangaroo Bay PPZ, as the Kangaroo Bay PPZ is a tailored development control specific to the area of land that is of great significance to the community and addresses the need and community expectation for a clear set of requirements for any future development in the zone.

The draft Assessment Criteria merely provides that the Panel ***may*** (emphasis added) have regard to a select number of requirements set out in the Kangaroo Bay PPZ. In our view, this does not go far enough in providing an adequate framework, which promotes appropriate development in the zone, for the proposed use and development to be assessed against.

We request that the draft Assessment Criteria be amended accordingly.

Kind regards,

[REDACTED]