
From: Lindi Wall
Sent: Saturday, 1 February 2025 10:42 AM
To: TPC Enquiry
Subject: Chambroad Development Kangaroo Bay

I am writing to express my concern about the anti-democratic turn this development process has taken. As a 'Major Project' it will clearly be a development process, not a planning process courtesy of the new DAPS legislation which, as a lawyer and a concerned citizen, I fear and deplore.

The buyback case in the Supreme Court is still underway and the law as it stood should have taken its course before wasting more time and money on this debacle. The goal posts should not have been moved. The developer has over a long time now proved itself inadequate and incompetent to take on this project in this most valuable and delightful coastal setting. Instead of being a major project its aspirations have diminished as the global economy precluded its initial purpose of training institution. The purposes of the proposal have changed since the original grandiose plan, consultation has been sporadic, time frames have spun out to the extent that the terms of the development terms have been breached again and again. Importantly, the current plan is no different from the previous one that the very same government decided did not qualify for Major Project status. What has changed? Ownership of the land still needs to be resolved - ownership of the land by the proponent does not appear to be an assessment criterion!

Now that proper process has been removed, putting decision making in the hands of unelected government appointees, it has left concerned people like me feeling effectively powerless. Why make this change unless the government perceives it is a foregone conclusion in the government's favour?

I can only urge the new decision makers to act independently of government; heed the wishes and concerns of the community regarding this unpopular idea being foisted upon it; avoid the misconception that jobs and growth are an intrinsic good that should be prioritised over the cityscape. Be realistic about the effects of Tasmanians as a whole, not the interests of a foreign owned company. Consider cyclists, tourists, motorists (no parking as a stand alone use which will impact the neighbourhood adversely) interference with POS, river sight-lines, potential for ferry services and the myriad other factors which have previously caused this project to flounder.

I hope you do.

Lindi Wall