
From: Paul Luckman [REDACTED]
Sent: Monday, 29 June 2026 11:11 AM
To: TPC Enquiry
Subject: Kangaroo Bay Hotel Major Project

I urge the Planning Commission to reject this proposed development for the reasons below.

1. Context and landscape. This multi storey building is totally **out of scale for Kangaroo Bay**. It would project into the bay, dominate and destroy the nature of the bay and be a wall of obstruction preventing the enjoyment of the bay by anyone moving around Bellerive. In order to appreciate appropriate scale look at Rosny College which sits back against the hillside. It does not dominate and destroy the beauty of the region. This development comes from the Circular Quay mindset that allows developers to place a wall of multi storey apartments around the perimeter of the natural asset that should be protected. Do the proposed walkways require the loss of even more of the bay?
2. Car Parking. This development proposed 155 guest rooms (including 63 suites), restaurants, cafés and bar, function and conference facilities and guest wellness centre. For this the allocation of 91 car spaces is totally inadequate for the needs of patrons, workers and visitors. Where will the extra cars go? Not Cambridge Rd, not Alma St - where there are two schools, yacht club/marina? Eastlands car park? The latter does not have capacity in busy times. What about parking for the ferry? There will be no parking for people who want to make use of the bay unless they book a room in the hotel - maybe.

Yours sincerely

Paul Luckman