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**From:** Adam Rowley [REDACTED]  
**Sent:** Monday, 29 June 2026 10:47 AM  
**To:** TPC Enquiry  
**Subject:** submission Objecting to the Kangaroo Bay Hotel Major Project  
**Attachments:** Submission Objecting to the Kangaroo Bay Hotel Major Project.pdf

Ref: DOC/26/53091  
Officer: Sarah Fourez

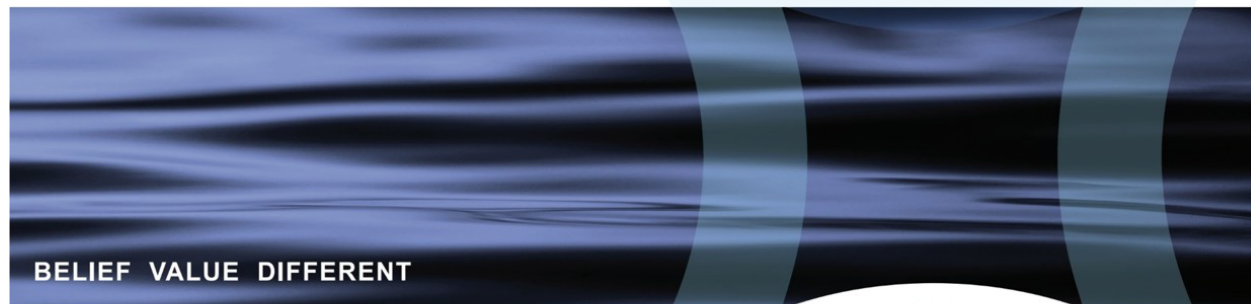
Please find attached my submission/representation in opposing the Kangaroo Bay Hotel Major Project.

Could you please reply to this email acknowledging receipt of my submission/representation.

Regards,

**Adam Rowley** | Managing Director  
(03) 9614 8899

[REDACTED]  
watershedgroup.com.au  
Level 26, 567 Collins Street  
Melbourne VIC 3000



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Ref: DOC/26/53091  
Officer: Sarah Fourez  
Phone 6165 6828  
Email: tpc@planning.tas.gov.au

Adam Rowely  
[REDACTED]  
Bellerive TAS 7019

## **Submission Objecting to the Kangaroo Bay Hotel Major Project**

To the Tasmanian Planning Commission,

I wish to lodge an objection to the proposed Kangaroo Bay Hotel Major Project.

This submission is not an objection to tourism investment or the provision of hotel accommodation within Clarence. Rather, it is submitted that the proposal represents development on an inappropriate site and is inconsistent with the strategic urban design principles established through Clarence City Council's City Heart Plan and the long-term vision for Kangaroo Bay as an accessible, connected and people-focused waterfront precinct.

### **1. Inconsistency with the Strategic Intent of the City Heart Plan**

The City Heart Plan establishes a vision for a connected, walkable waterfront where public space, landscape and community activity are the defining characteristics of Kangaroo Bay.

The proposal instead establishes a single dominant private commercial building occupying the most prominent waterfront position within the precinct.

Rather than strengthening the public realm, the proposal transforms what is intended to be a civic waterfront destination into a hotel precinct whose primary purpose is servicing private commercial activity.

While commercial uses have an important role within the City Heart, the strategic intent of the Plan is for buildings to support public space—not dominate it.

### **2. Severing the Relationship Between Existing Neighbourhoods and the River Derwent**

One of the defining qualities of Kangaroo Bay is the visual and physical connection between surrounding neighbourhoods and the River Derwent.

The proposal introduces a continuous five-level built form directly on the waterfront which substantially interrupts these existing relationships.

Although public access around the perimeter is retained, the building becomes a physical and visual barrier between Cambridge Road, neighbouring residential areas and the waterfront itself.

The City Heart Plan promotes improved connectivity between neighbourhoods and the waterfront. This proposal achieves the opposite by replacing openness with an extensive commercial structure.

### **3. Excessive Waterfront Occupation**

The proposal occupies almost the entire waterfront edge of the site rather than allowing the foreshore itself to remain the dominant landscape element.

The architectural drawings demonstrate that the building footprint extends along virtually the entire river frontage while accommodating multiple restaurants, bars, function facilities and hotel uses over five levels.

The result is that visitors experience the waterfront as the edge of a building rather than the edge of Kangaroo Bay.

A successful waterfront should be defined by generous civic space with buildings forming a backdrop. In this proposal the relationship is reversed.

### **4. Loss of Visual Connections Across Kangaroo Bay**

Existing views across Kangaroo Bay contribute significantly to the identity of the precinct.

Unlike surrounding commercial buildings—including the Yacht Club and the Waterfront Hotel—which are set back from the water and allow broad visual permeability across the bay, this proposal introduces a continuous built form positioned directly on the waterfront.

The building therefore becomes a visual barrier rather than a backdrop.

This is inconsistent with the City Heart Plan's objective of creating connected public spaces with strong visual relationships throughout the precinct.

### **5. Bulk and Scale Are Inconsistent with the Immediate Context**

Although the proposal incorporates curved facades and articulation, these design treatments do not reduce its overall mass.

The proposal remains a large, continuous commercial building extending over five levels and approximately 12,600 square metres of gross floor area.

The immediate character of Kangaroo Bay is presently defined by lower-scale buildings separated by generous public open space.

The proposed hotel introduces a metropolitan-scale building into a location characterised by openness, landscape and visual relief.

The proposal therefore establishes an urban form that is substantially different from the established character of Kangaroo Bay.

#### **6. Overbearing Relationship with the Boardwalk**

The boardwalk is one of Clarence's most valued public recreational spaces.

Rather than creating a generous waterfront promenade framed by landscape, the proposal places a substantial commercial building immediately adjacent to the boardwalk.

The experience for pedestrians becomes one of walking beside a large private building rather than along a civic waterfront.

This significantly changes the public character of Kangaroo Bay.

#### **7. Boardwalk Capacity and User Conflict**

The proposal is likely to generate substantially increased pedestrian activity associated with hotel guests, restaurants, bars, conferences, weddings and public events.

This activity will occur on the same boardwalk currently used by:

- pedestrians;
- recreational walkers;
- runners;
- cyclists;
- families;
- visitors accessing the marina.

The proposal documentation provides little evidence that the existing boardwalk width has been designed to comfortably accommodate these significantly increased movement demands while maintaining a high-quality public experience.

#### **8. Activation of the Public Realm Is Not Guaranteed**

The proposal includes several ground-floor commercial tenancies.

However, their long-term occupation cannot be guaranteed.

Vacant commercial premises would result in inactive frontages despite the scale of the building.

The public activation strategy therefore relies heavily upon future commercial success rather than permanent civic uses.

A waterfront of this importance should prioritise public facilities and community uses that remain active regardless of commercial leasing conditions.

#### **9. Alternative Sites Better Align with the Strategic Vision**

The City Heart Plan identifies substantial future commercial growth within the broader Clarence City Heart.

Vacant land further north along Kangaroo Bay Drive, adjacent to Ronny Park and the larger commercial precinct, provides a far more appropriate location for a development of this scale.

Locating the hotel within this area would:

- reinforce the emerging commercial centre;
- strengthen links to Rosny;
- preserve Kangaroo Bay as an open civic waterfront;
- maintain important visual corridors across the bay;
- avoid introducing a dominant commercial building into a relatively intimate waterfront setting.

Such a location would represent a logical extension of the commercial precinct rather than an isolated large-scale development within a small-scale waterfront landscape.

#### **10. Strategic Opportunity Cost**

The Kangaroo Bay waterfront represents one of Clarence's most valuable public places.

Development on this site should create lasting public benefit beyond economic investment.

The current proposal permanently commits the most prominent waterfront land to a single private commercial use.

Future generations lose the opportunity to create a more flexible civic waterfront capable of supporting community events, cultural facilities, public open space and future mixed-use development that better aligns with the City Heart vision.

#### **11. Parking, Traffic and Major Event Impacts**

While the Traffic Impact Assessment concludes that the surrounding road network can accommodate the additional traffic generated by the proposal, there remains significant uncertainty about how the development will operate during periods of peak demand.

The proposal combines a 155-room hotel with restaurants, bars, conference facilities, function spaces and commercial tenancies. These uses are likely to attract visitors at the same time, particularly during weekends, weddings, conferences and evening events.

The assessment also acknowledges that the proposal does not provide the level of on-site parking that would ordinarily be required under the Planning Scheme, instead relying on assumptions about travel behaviour and shared parking demand.

Of particular concern is the interaction between the hotel and major events held at Ninja Stadium and nearby waterfront venues.

Football matches, concerts and other large public events already place significant pressure on parking throughout Bellerive. During these times, surrounding streets and public car parks regularly operate at or near capacity.

The proposal provides little explanation of how parking demand will be managed when a major event coincides with:

- high hotel occupancy;
- conferences or business events;
- weddings or private functions;
- restaurant and bar patrons; and
- staff parking requirements.

In these circumstances, there is a real possibility that demand will exceed the available on-site parking, resulting in greater reliance on public parking and surrounding streets.

This has the potential to reduce parking availability for existing users of Kangaroo Bay, nearby businesses, the marina, the yacht club and local residents.

While the report concludes that public transport, ferry services and active transport will reduce reliance on private vehicles, these assumptions may not reflect the behaviour of many hotel guests, particularly interstate visitors, conference attendees or patrons travelling outside normal ferry operating hours.

Given the strategic importance of Kangaroo Bay as both a public waterfront and an event precinct, greater confidence should be provided that parking demand can be accommodated during the busiest periods, not simply during typical weekday conditions.

Without this assurance, there remains a risk that the proposal will transfer parking demand into surrounding public spaces, reducing the accessibility and amenity of the wider precinct.

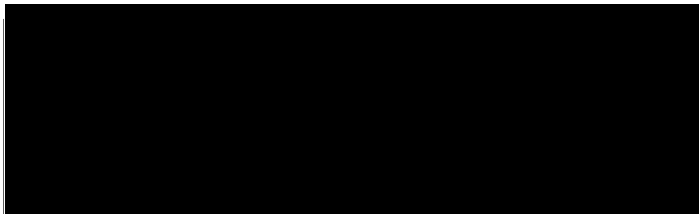
## **Conclusion**

This submission does not oppose a hotel within Clarence.

It objects to the location, scale and urban design response of this proposal.

The development is inconsistent with the strategic intent of the City Heart Plan because it replaces an open, connected and publicly focused waterfront with a dominant private commercial building.

For these reasons, I respectfully request that the Tasmanian Planning Commission refuse the proposal in its current form or require a substantially revised design that better reflects the adopted vision for Kangaroo Bay as Clarence's civic waterfront.



**Adam Rowley**

