

16th. June 2026
The Tasmanian Planning Commission
Level 3, 144 Macquarie Street,
Hobart
Tasmania. 7001


Rosny,
Tasmania.7018

Dear Sir

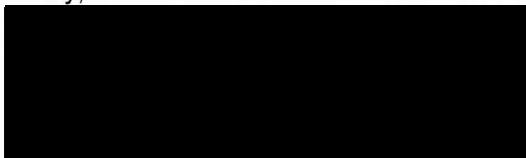
KANGAROO BAY HOTEL MAJOR PROJECT

I refer to the advertised Invitation to make a representation, regarding the proposed Kangaroo Bay Hotel Development.

I wish to make the following submission:

- The width and constant height of the building will eliminate views from Cambridge Road, through the site to Kangaroo Bay. In particular the height of 18.7 metres and the solid width without openings, creates a visual barrier. It also blocks out views to Bellerive. The solid width extends right across the site, parallel to Cambridge Road destroying most of the gateway effect to Bellerive village. The curved plan will not improve this.
- CLA-P2.0 Particular Purpose Zone – Kangaroo Bay:
Area C, P2.2.3 (d) "...at a consistent scale offering glimpses of the bay and beyond, through corridors and laneways between buildings when viewed from Cambridge Road."
To comply with this condition, the proposed building should not totally block out the bay.
- CLA – P2.6.1 Building Height
P1 (d) "...height in the Marina and Wharf Area... if the development incorporates a scale and architectural response that is cognisant of its location and visual importance in the bay and surrounds."
In my opinion this building has no regard for the adjacent environment when viewed from Cambridge Road, Kangaroo Boulevard or from the north west area of the bay. The scale of the building form is exaggerated by its width and constant height of the linear roof.
- North Facing Building Façade:
The design creates a dominate built form at 18.7 metres high dominating the Kangaroo Bay Boulevard.
The building blocks out views of Bellerive village and the adjacent surrounding low height, built environment, when viewed from across the bay. This is exaggerated by the total blocking effect created by the extensive width.
There is also a possible problem with sunlight reflected off the northern hotel glazing.

Yours sincerely,



John Hodgman Ba.Env.Design. B.arch.

