
From: [REDACTED]
Sent: Tuesday, 30 June 2026 10:07 AM
To: TPC Enquiry
Cc: 'Penelope Stewart'
Subject: Submission to the Tas Planning Commission - Kangaroo Bay Hotel Major Project

Submission regarding proposed hotel development (by Chambroad Overseas Investments Australia Pty Ltd) at Kangaroo Bay as a major project under the *Land Use Planning and Approvals Act 1993* (LUPAA).

As long-term owners of a residential property at [REDACTED] Bellerive, my wife and I would like to comment on the proposal and MPIS.

Our major concern is that the Transport and Movement Study (attachment 21) makes assumptions about traffic flow and parking in the Bellerive Village precinct. We have *actual* living experience of the traffic flow and parking issues in the Bellerive Village on a *day by day* basis. In our opinion, the assumptions and calculations in the Transport and Movement Study do not take into account the impact of recent and some future developments in the nearby area. When considered on a total precinct basis traffic congestion in the Bellerive Village and surrounding areas is inevitable.

Contributing traffic flow and parking issues can be attributed to the combination of the following developments:

- **Bellerive Ferry Wharf Terminal Upgrade**
Scheduled to begin next month, this project will add congestion to Bellerive during construction. Post-construction, it would be reasonable to expect that the ferry service patronage will increase. There has been no allowance or consideration for parking of the ferry patrons since the trans Derwent ferry service began. As a consequence *on-street* parking on the Bellerive waterfront, Bellerive Village and Bellerive Bluff streetscape has been saturated - 6 days a week.
- **Accommodation Development on the corner of Cambridge Road and Clarence Street**
Demolition of the existing buildings is complete and construction is about to begin. It is reasonable to assume this project will add congestion to Bellerive during construction.
- **Accommodation Development in Petchey Street, Bellerive**
Demolition of the existing buildings is complete and construction is about to begin. It is also reasonable to assume this project will add congestion to Bellerive during construction.
- **Ninja Stadium Operations**
Before, during and after sporting events that are conducted at Ninja Stadium there are road closures and police traffic management affecting most of Bellerive. Associated traffic surges often see Bellerive in *grid lock* for extended lengths of time.
- **Sporting Events at Bellerive Beach**
Before, during and after sporting events that are conducted at Bellerive Beach involve road closures and police traffic managements. These events involve School Triathlons and organised Fun Runs often see Bellerive in grid lock for extended lengths of time.

Our comment is that you need to consider traffic flow and parking limitations of the Kangaroo Bay Hotel in the context of the whole suburb of Bellerive, not just an isolated view of the immediate project vicinity.

The reason developers want to undertake projects in Bellerive is because the area offers a unique waterfront village atmosphere. The ferry service commuters' parking is a major problem. The addition of the proposed hotel's overflow parking will only discourage visitors to the area.

Spill Lighting

We have concerns about the amount of spill lighting from the Kangaroo Bay Hotel. Our property currently experiences significant spill lighting from Ninja Stadium and advertising screens associated with Eastlands. The northern aspect of our residence will face directly at the proposed hotel's southern aspect. 24 hour a day lighting will impact our lifestyle.

Construction Phase

During construction, we will be subjected to increased construction activity within the Bellerive waterfront precinct, including trucks, temporary changes to parking and pedestrian access and some increased noise associated with the work.

Our opinion is that the project should not be approved.

Regards,

Ian and Penny Stewart

[REDACTED] Bellerive

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