

DECLARATION OF A MAJOR PROJECT
LAND USE PLANNING AND APPROVALS ACT 1993
KANGAROO BAY HOTEL

I, FELIX ASHTON ELLIS, Minister for Housing and Planning, pursuant to section 60O(1)(a) of the *Land Use Planning and Approvals Act 1993*, hereby declare the project known as Kangaroo Bay Hotel and more particularly described in the Schedule, to be a Major Project.

The Kangaroo Bay Hotel project, located in southern Tasmania, comprises the development of a 4.5-star hotel with 155 rooms, around 1000m² of meeting and conference space, landscaped foreshore public open space, and parking for 120 vehicles, 69 of which are off-street. The project land area is approximately 8905 square metres.

The proponent is Chambroad Overseas Investment Australia Pty Ltd.

Dated this 16th day of October 2024



HON FELIX ASHTON ELLIS MP
Minister for Housing and Planning

16/10/2024

The Schedule

Kangaroo Bay Hotel Major Project

1.0 Interpretation

In this Schedule –

Act means the *Land use Planning and Approvals Act 1993*

Project means the Kangaroo Bay Hotel major project

2.0 The project location

For the purposes of section 60Q(1)(a) of the Act, the location of the land on which the project is to be situated is shown on the maps below –



3.0 General project description

For the purposes of section 60Q(1)(b) and section 60Q(2)(a) of the Act, a general description of the project activities and a general description of the project uses and developments are set out below –

3.1 The activities proposed to be carried out after the construction phase has been completed are:

- A 4.5-star hotel of 155 rooms that includes 37 suites, indoor and outdoor bar and dining, a premium speciality restaurant, ground floor spaces for training, meetings and conferences, and a Green Plaza for up to 120 vendors and guests for outdoor events such as farmers' markets.

3.2 The uses proposed to occur in relation to the project:

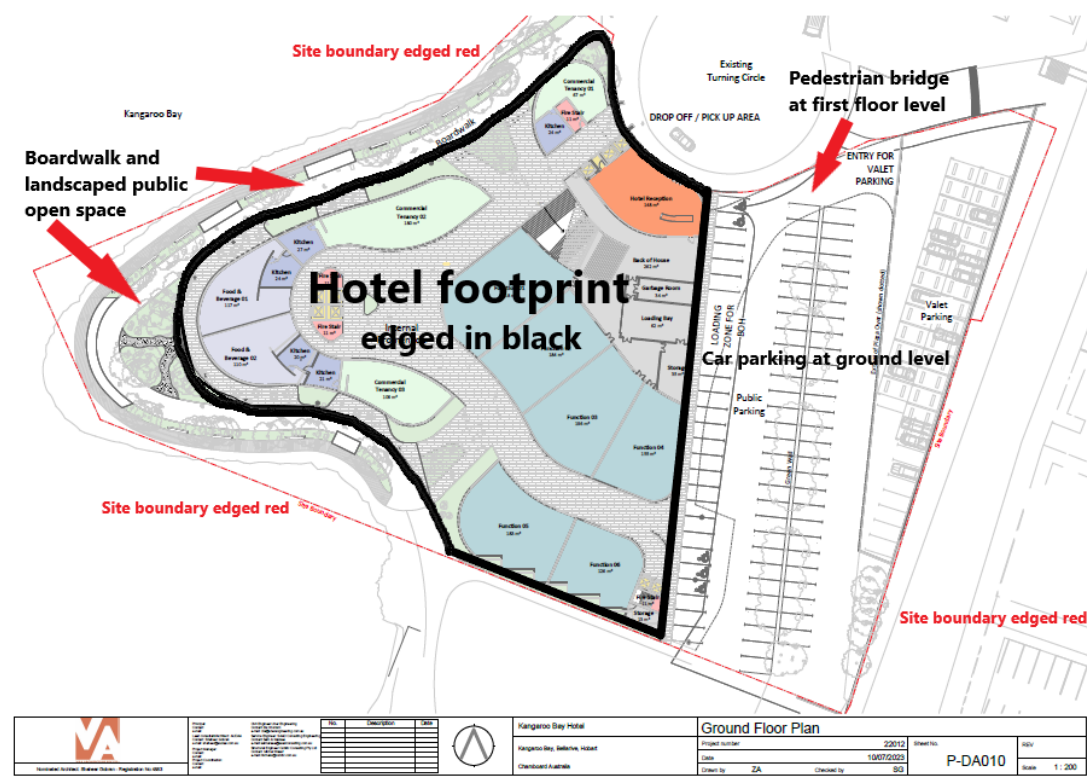
- Visitor Accommodation, as defined in the State Planning Provisions, is the primary use class. Further use classes (Food Services, Hotel Industry, Passive Recreation and Community meeting and Entertainment) are subservient parts of the Visitor Accommodation use class.

3.3 The developments proposed to occur in relation to the project are:

- Construction of a 155-room hotel, including 37 suites, over 4 levels;
- Provision of approximately 1000m² of training, meeting and conference space;
- Landscaped foreshore open space; and
- Parking for 120 vehicles, 69 of which are off-street;
- Timeline:
 - ❖ Subject to receipt of planning approval and the resolution of legal proceedings, the development will be completed within 2 years of the commencement of construction.

4.0 General project plan

For the purposes of section 60Q(1)(c) and section 60Q(2)(b) of the Act, a plan indicating generally on the project land where uses and developments are to occur within the project area is shown below –



5.0 The proponent

For the purposes of section 60Q(1)(d) the proponent of the project is Chambroad Overseas Investment Australia Pty Ltd. Relevant contact details are as follows:

Mr Finely Zhang
Director and General Manager
Chambroad Overseas Investment Australia Pty Ltd
20 York Street
BELLERIVE TASMANIA 7018

Email: coia@coia.com.au

6.0 Project Eligibility Attributes

For the purposes of section 60Q(1)(e) the attributes of the project specified in section 60M(1) of the Act, which, in my opinion, are such that the project is eligible to be declared a major project are –

- (a) the project will have a significant impact on, or make a significant contribution to, the Southern region's economy, environment or social fabric in that:
- Planned capital investment of \$65million will be of considerable economic benefit, generating employment, and servicing a value-adding segment of the tourism market not catered for outside the Hobart CBD or western shore surrounds;
 - The project will provide significant employment opportunities, offering approximately 100 construction jobs, and a further 443 full-time equivalent operational positions;
 - The project will make a significant contribution to the Southern region of Tasmania by providing luxury visitor accommodation on the eastern shore of the River Derwent, and serving as a catalyst for implementation of the Kangaroo Bay Masterplan through further private sector investment in new or upgraded facilities, and for growth of the Rosny Park Activity Centre;
 - The activity and employment created during the life of the project will increase consumer spending within the region, benefiting local businesses;
- (b) the project is of strategic importance to the Southern region, as:
- It aligns with the strategic directions (SDs) specified in the Southern Tasmania Regional Land Use Strategy, as follows:
 - SD3: the project contributes to the creation of a Network of Vibrant and Attractive Activity Centres by triggering development within Rosny Park, defined as a Principal Activity Centre in the Regional Land Use Strategy, on land within a Particular Purpose Zone;
 - SD4: by offering training in the hospitality industry, creating 443 full-time equivalent (FTE) ongoing jobs and supporting increased consumer spending, the project will improve the Region's economic infrastructure;
 - SD5: the project will support productive resources by sourcing providers within the Region;
 - SD8: the project will support strong and healthy communities by creating an accessible foreshore boardwalk close to existing transport and other recreational facilities;
 - It supports and is consistent with the 2030 Visitor Economic Strategy and the Greater Hobart Plan, and will form a nucleus around which economic benefits may be expected to extend from the eastern shore of the River Derwent to the lower east coast and Tasman peninsula;
 - It has the potential to significantly contribute to the region's future sustainable development by modelling the highest standards of energy efficiency and other "green" technologies in its construction; and
 - The project encourages diversification of the tourist accommodation offering in the non-CBD metropolitan parts of Greater Hobart and in non-metropolitan areas of southern Tasmania.