
From: Rebecca Munnings [REDACTED]
Sent: Wednesday, 24 June 2026 6:08 PM
To: TPC Enquiry
Subject: KANGAROO BAY DEVELOPMENT

[REDACTED]

Bellerive

Tasmania 7018

24/6/2026

Dear Tasmanian Planning Commission,

RE: Formal Submission: Kangaroo Bay Development Objection

Please accept this submission as a formal objection to the Kangaroo Bay major project proposal. The Major Project Impact Statement fails to justify the suitability of this development.

My specific objections relate to the following planning criteria:

- **Visual Bulk and Scale:** The proposed hotel is excessively high, dense, and built directly on the water's edge. It dominates the landscape and fails to respect local neighbourhood character.
- **Lack of Information:** The developer has omitted crucial visual impact assessments from Cambridge Road properties and provided insufficient detail on construction materials.
- **Residential Amenity:** The resulting noise and light pollution from a facility of this size will significantly degrade the quality of life for nearby residents.
- **Pedestrian and Child Safety:** The projected traffic increase creates an unacceptable hazard near adjacent schools, sporting fields, a playground, and a skatepark.
- **Traffic and Parking Pressure:** The proposal lacks adequate on-site parking, which will overwhelm a precinct already heavily congested by daily ferry and bus commuters.
- **Community Impact:** The local community has endured nine years of profound uncertainty and division since the initial January 2017 approval.

Yours faithfully,

John and Pauline Munnings