
From: Jenny Rayner
Sent: Sunday, 2 February 2025 1:49 PM
To: TPC Enquiry
Subject: Kangaroo Bay Hotel Draft Assessment criteria - submission

We wish to make the following comments

We maintain that this proposal is inappropriately large for the site and location.

We challenge the figures provided on the number of jobs to be created as a justification for the project to be approved

We suggest that a smaller hotel that does not monopolise the waterfront might be more acceptable.

Specifically :

1.1. Use and activation

We do not accept that this development will increase 'activation and engagement with publicly accessible spaces at pedestrian level'. Instead, it provides visual and physical obstacles to the movement of local pedestrians and cyclists.

We consider that the proposal reduces public access to the waterfront, reduces visual access to Mt Wellington and the Western shore and creates barriers to what is now free movement.

We do not accept that this proposal will minimise adverse effects on the amenity of nearby land and water.

The hotel is clearly sited to give its guests maximum exposure to views and waterfront access. This in effect privatises the spaces around the hotel and reduces amenity for the public.

1.2 Context and landscape

We maintain that the hotel is completely out of scale and sympathy with the local landscape and existing built forms, and does not respond or contribute to its context or surrounding landscape. By its own admission this is an 'international-scale' development that will significantly change the village style and ambience of Bellerive. It is too large, too bulky and generally too obtrusive. There are no other buildings of comparable size on waterfront land anywhere within the Clarence Municipality. We reject the notion that this development will treat Kangaroo Bay waterfront as 'continuous public space'. The hotel effectively privatises a large section of the waterfront and will require local walkers or cyclists to detour around the perimeter, passing close by the walls or windows of the hotel in order to follow the Clarence foreshore track.

Passing through large columns under the main structure of the hotel as depicted in one picture does not satisfy this requirement.

1.3 Built form and architectural design

This building will reduce the existing expansive public views towards the River Derwent and Mt Wellington, reserving the best access points for hotel or restaurant guests.

4.2. Social wellbeing and economic development

The project proposal claims, with no clarification or rationale, that it will create a total of 543 fte jobs within Clarence and Sorell. This has been quoted as a major benefit for the local and state economy and a justification for the project to be approved.

We find it difficult to accept that this is in any way correct ,and would like to see a rigorous examination and test of this claim to verify that it is based on a realistic assessment of the project's likely impact.

We believe that this proposal is completely wrong for Kangaroo Bay, and urge that it should be completely rejected.

Thank you for the opportunity to comment

Kind regards

Jenny Rayner and David Jones

