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Sent: Wednesday, 24 June 2026 3:40 PM
To: TPC Enquiry
Subject: Kangaroo Bay Hotel - major project permit
Attachments: TPC Kangaroo Bay major project submission 240626.pdf

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24 June 2026

tpc@planning.tas.gov.au

Kangaroo Bay Hotel – major project permit

Thank you for the opportunity to comment on plans for a hotel at Kangaroo Bay.

This representation focuses on the impact the development may have on cycling paths through the area.

The Foreshore Trail is an important area-wide connecting path through the City of Clarence, with some 300,000 people using it annually. Its movement function should be maintained through any new proposed developments.

The dormant construction site has for many years interrupted the legibility of a cycling route through the area as it stops the flow of the Foreshore Trail and creates confusion for riders unfamiliar with the area.

Plans for the site show the developer will re-construct the Foreshore Trail at 3 metres width to flow around the point, joining the two ends of the path.

However, the Architectural and Landscape plans show the Foreshore Trail would be hemmed in by seating blocks on one side and outdoor dining on the other, with no extra width to ensure people could easily pass each other.

As well as creating a crash risk on the edge of the path, encouraging people to sit right on the edge will further narrow the useable width of the path for people moving through.

According to Austroads guidelinesⁱ, structures like seating and fencing should be set back 1 metre off the path and at the busiest points the path should ideally be wider or separate people riding from people walking.

The plans should be amended to remove fixed hazards like seating and raised edging 1 m away from the edge of the path. Ideally seating would be moved well off the path as the potential for dogs, children and outstretched legs to narrow useable width is significant.

ⁱ Austroads, *Guide to Road Design Part 6A: Paths for Walking and Cycling*, 2017, p 35.