

Office of the Coordinator-General

CH Smith Centre
20 Charles Street, Launceston TAS 7250
PO Box 1186, Launceston TAS 7250 Australia
Phone +61 3 6777 2786
Email cg@cg.tas.gov.au Web www.cg.tas.gov.au



01 July 2026

Ms Pam Allan
Chairperson
Development Assessment Panel
Tasmanian Planning Commission
tpc@planning.tas.gov.au

Dear Chair,

Written Representation – Kangaroo Bay Hotel Major Project

The Office of the Coordinator-General (OCG) welcomes the opportunity to submit a Representation to the Development Assessment Panel (the Panel) in response to the Initial Assessment Report (IAR) for the Kangaroo Bay Hotel Major Project (the Project)

The OCG notes that the Panel's IAR to the Major Project Impact Statement (MPIS) confirms that the MPIS addresses many aspects of the assessment criteria to an acceptable level, but seeks further clarification, refinement or additional supporting information that would assist the Panel's ongoing assessment.

The OCG will confine its response to the IAR and the assessment criteria of particular interest to the OCG and its role as the principal entity for attracting and supporting investment in Tasmania.

The OCG has had a long-term engagement (since 2014) with Chambroad Australia in assisting the company to develop a 4.5 star, 155-room hotel with a capital investment value of \$65 million at its Kangaroo Bay site. Chambroad's commitment to the Project continues, with significant investment of more than \$17 million to date, despite significant political and legal headwinds.

The OCG will address a single assessment criterion outlined in the IAR that provides an opportunity to reiterate the evidence that demonstrates the Use and Development role the Project will have in the activation of the area and extended regional impact.

1.0 Use and Development

- 1.1 (a) the proposed use is compatible with existing and potential use of land on and adjacent to the project site.

The OCG welcomes the Panel's consideration that the information in the MPIS addresses all aspects of the assessment criteria for use and activation.

The OCG reiterates its understanding and view that:

- The Project will deliver on the long-standing planning intent for Kangaroo Bay, activating a vibrant adjoining Rosny Park designated as a Priority Growth Area in the current draft Southern Regional Land Use Strategy (November 2025).
- Modelling contracted by the OCG demonstrates that the scale and complexity of the Project's socio-economic impacts in an immature market (Eastern Shore) is significantly greater than developments of its kind in well serviced locations (Hobart CBD).

The Project will likely deliver \$42.7 million of additional annual visitor spend each year (more than \$500 million over the first 10 years); capture excess demand for luxury travel with a 50 percent increase in luxury rooms (4.5-5 star) in the Southern region.

It will trigger additional service and product investment through increased activation, visitation and business confidence. (OCG submission to Draft Assessment Criteria, 03 February 2025)

- Emerging evidence relating to the financial impact of recreational tourism – Golf Visitation in Tasmania – adds to the adjacent Use and Activation of the Project as globally ranked golf courses are operational or planned for the Eastern Shore specifically, 7 Mile Beach and Arm-End. Golf visitors stay longer and spend more than the average visitor. Quality accommodation, dining and entertainment are important considerations for visiting and playing in a remote, singular location, the core to Tasmania's appeal.

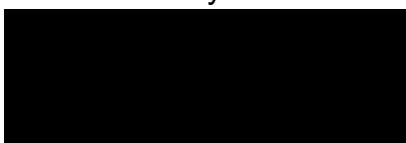
	Golfing visitors	Average Visitor
Annual Visitor Volume	37,000 interstate and overseas	
Average Length of Stay	12.6 nights	9.4 nights
Average Spend per Person	\$4,075	\$2,691

Reference: Golf in Tasmania, Tourism Tasmania <https://www.tourismtasmania.com.au/siteassets/2.-resources-for-industry/2.3-marketing/2.3.4-telling-your-story/2.3.4.3-experiences/2.3.4.3.1-golf/golf-fact-sheet-2026/>

The OCG understands that the Tasmanian Government welcomed the release of the TPC's IAR for the proposed Kangaroo Bay project, backed by the Premier's media release dated 03 June 2026. The Premier said "This is an important milestone for the project and represents another step forward delivering new investment, jobs and opportunities for Tasmania."

The OCG congratulates and thanks the Chairperson and Panel members for their expert and professional consideration, evidenced within the IAR. The OCG remains committed to supporting the Panel in its future deliberations if required.

Yours sincerely



Dennis Hendriks
Acting Coordinator-General

Ph: +61 3 6777 2786

E: dennis.hendriks@cg.tas.gov.au