

# Project falls far short

MAYOR Chipman's Kangaroo Bay proposal lacks vision and imagination. Kangaroo Bay should be a two-storey, social, entertainment and residential precinct akin to Sydney's Manly.

Hobart city's preference for retaining its 19th century heritage is an opportunity to create a new high-rise commercial and financial district along Bligh St, akin to Sydney's North Shore. This would link the Mornington industrial area, through Warrene and Eastlands and on to Kangaroo Bay with ferries to Hobart. Add light rail from the airport and Clarence would become the hub of the rapidly expanding South East.

**Tony Mulder  
Howrah**

## Do they care?

CLARENCE City Council has been well and truly "suckered" by the Chinese developer of the Kangaroo Bay project. The developer lodged the most inappropriate plan possible for the site and it was duly approved without amendment. Dollar signs in their eyes?

The council does have an option to have the development changed to meet community expectations. It could suggest to the developer that further applications would only be considered if they were willing to reconsider their proposal and resubmit a more appropriate plan.

The community does not want development by entities which do not care about the community, in particular, big-moneyed corporations, which may have ruined their own back yard and now want to do the same to our front yard.

It is just not on.

And, yes, we do want development, just

sympathetic, appropriate development, particularly on our waterfront.

Just because some of the signatories to the petition against the development may have been from overseas or interstate, it does not preclude them from having an opinion about our part of the world. Who wouldn't sign petitions against coal seam fracking on agricultural land interstate, deforestation of native habitat in Indonesia, felling of Amazon forest, in fact anything having an adverse impact on inhabitants or environs of those places? Anyone who didn't care, that's who!

Is it that the company developing Kangaroo Bay just does not care?

**Denise Mackey  
Lindisfarne**

## Please explain

WHY won't Premier Hodgman answer the question his electorate have been asking for months in regard to his Government allowing the sale of crown land to a Chinese development company? And can he also explain how this will be good for the Bellerive community?

**Anne Geard  
Bellerive**

## Lesson in planning

THANK you Clarence City Council Mayor Doug Chipman for the planning scheme lesson ("Kangaroo Bay deal hijacked", *Mercury*, June 15). There is another version of course. The acceptable solutions in a scheme are what the public generally think are acceptable and would be quite happy to see happen. The performance criteria are those rubbery conditions developers use to get what they want

to build, regardless of whether it is acceptable to others. In Mr Gutwein's upcoming one-size-fits-all state planning scheme these performance criteria have had even more rubber added to them, to the delight of developers. I would say that many Bellerive residents thought the acceptable height in the planning scheme was acceptable and have woken with a shock of rubbery performance criteria.

**S. Carter  
Sandy Bay**

## Ridiculous

THE Mayor has tried to justify the councils position of ignoring their own original planning scheme and its community consultative process by saying council "followed the letter of the law". This confirms how out of touch he and fellow council executive are with community expectations. The letter of the law does not mean your council was obliged to approve this ridiculous five-storey development. You failed to explain the reasons for its approval. Shandong Chambroad's interests have been given priority by council, not the ratepayers they are elected to represent. It would seem council has buckled to the pressure of the Hodgman Government, the instigators of this development.

Anyone with a modicum of common sense could see this development is grossly oversize for the area and council should have stood up to the Hodgman Government and the Chinese by declining the application and asking them to resubmit a sensible proposal. As it stands, this councils legacy will be that it ruined Kangaroo Bay for future generations.

**Clint Ayers  
Lindisfarne**