Rosny Hill Road to Ferry Wharf Precincts

Inspiring Place

Urban Design Strategy and Concept Plan

KANGAROO BAY

N S P I R I N G

L A C E

Bellerive Yacht Club

The Village

Bellevue Yacht Club

Rosny College

Rosny Parklands

Precincts

Rosny Hill Road to Ferry Wharf

- Upgrade of the intersection of Rosny Hill Road – Kangaroo Bay Road – Bligh Street to a fully functioning intersection that accommodates all turning movements into and out of these streets and the facilities required for safe pedestrian crossing at all four corners
- Realignment and upgrading of Kangaroo Bay Road as a through road to a roundabout to the ferry wharf, integrated with pedestrian helps and appropriate landscaping

Rosny Parklands

- Retain the entire extent of the existing facilities to stage appropriate, civic and other sporting events, and continue with current activities
- Replace and enhance pedestrian linkages between Rosny College and the Rosny Park shopping area

- Upgrade opportunities for viewing portions of the existing underground stormwater systems at the northeast corner of the foreshore and at Rosny Hill Road including mechanisms for water sensitive design implementation (i.e. sediment and grit control devices) and opportunities for creative development of new water and waste systems

Ferry Wharf

- Upgrade the foreshore edge to include a major new promenade that:
  - acts as a visual feature and screening and controlling the foreshore edge
  - links either side of the Bay, bridging the proposed pedestrian links (see above)
  - encourages movement between the Rosny hill, the College and the Village
- Continue the boardwalk from the Village to link to the new promenade
- Explore the tiering of the hillside facing onto the playing field to create level seating/breakout spaces for use by College students on a daily basis and by the community during events
- Stimulates existing athletic storages and events areas
- Establish a framework of feature and pedestrian lighting along the new and existing thoroughfares throughout the whole of Kangaroo Bay

- Provide a linear paved and landscaped space, in close proximity to the ferry wharf

- Integrate new commercial and visitor accommodation facilities in a cooperative manner between Council and a developer
- Construct an urban open space to the south of the proposed development through reclamation of a small, poorly preserved portion of the Bay opposite to the wharf
- Create a major new public justice incorporating public walking/walking areas, the existing wharf facility and a major public area whilst maintaining short turns for berthing by visiting vessels
- Explore opportunities for revealing portions of the existing existing stormwater systems

- Retain the extent of level playing field facilities to stage appropriate, civic and other sporting events, and continue with current activities
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Kangaroo Bay

has the potential to be a significant visitor and leisure destination within the City of
Clarence and Southern Tasmania.

Clarence City Council have commissioned an integrated approach into the future
development of Kangaroo Bay, addressing infrastructure, landscaping, public amenity
and access issues.

The resulting plans respond to the waterfront setting and draw inspiration from and
reinforce/amplify the physical, natural and existing built character of the area.

The plan includes guidelines for future development where:

- physical and visual contact with the water is a valued experience;
- the foreshore is treated as a continuous public space with an emphasis on safe,
  legible pedestrian movement and community access to the foreshore and to
  adjacent precincts particularly the city centre at Rosny Park;
- public space improvements enhance the social life of the city and the health of
  its residents through recreational opportunities and the creation or improvement of
  venues for outdoor events, festivals and the arts; and
- economic, social and environmental returns will be brought to the Council and
  community.

This panel outlines how the plans were developed. The following panels provide detail
about how each precinct around Kangaroo Bay will be developed.
Ferry Wharf to The Village

The area will be developed as part of a continuous public space linking Rosny Park to Bellerive Village. New development between the Ferry Wharf and the Village will respect the historic character of the Village and the established role of the Bellerive Yacht Club as a long-standing occupant of the area and for its contribution to the vitality of Kangaroo Bay.

Development within the village will be limited to infill of existing land parcels at a scale compatible with existing development and aligned with the facade of such along the street frontages.

Funding development will enhance the role of the area as a promenade and community events space.

Bellerive Village Yacht Club
retain general vehicle access to the site from Cambridge Road including provision for a shared access to the northern end of car park
retain public infrastructure in its current location
develop a dinghy storage area along the toe of the embankment to Cambridge Road
rationalise car parking on the level ground of the site to maximise vehicle parking numbers within the physical limitations of the site and the Australian Standards for parking areas of a similar nature
rationalise the marina layout to maximise the numbers of vessels that can be berthed in the available space
retain the boat ramp and slip for the private use of the BYC
upgrade the foreshore edge to include promenade space linking to the Village including new pavements, areas for gathering and overview of marina and waterfront activities, safe crossing points to the boat ramp and slip, seating, landscaping, lighting and public artworks
upgrade landscaping to provide shade within parking areas and attractive retention of embankments

The Village
upgrade public infrastructure (pathways, boardwalks, street furniture, plantings, lighting, services, water features, public art and pavements) to enhance the role of the area as a safe, environmentally sensitive and cohesive development
allow for appropriate infill development Cambridge Road with a view to creating a more continuous facade to the street and the waterfront
address concerns for shade during public events by providing a substantive area of space with filtered light
encourage outdoor dining/cafe activity along the waterfront at the rear of existing/proposed commercial properties
allow for the temporary use of public open spaces for events and displays appropriate to the scale and environmental sensitivities of the area

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