



Rosny Hill Road to Ferry Wharf Point

- ① upgrading 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
- ② realignment and upgrading of Kangaroo Bay Road as a through road to a roundabout at the ferry wharf, integrated with substantive parking areas (car, bus and taxi) and appropriate landscaping, urban amenity (seating, lighting, public art) and infrastructure (i.e. underground power)
- ③ extension of Alma Street to link with Kangaroo Bay Road including creation of a signalised intersection at Alma Street – Cambridge Road
- ④ the linking of Pembroke Place to Kangaroo Bay Road including the closure of its existing connection to Cambridge Road to improve safety
- ⑤ retention of the pedestrian bridge crossing Cambridge Road and improvement of the amenity of its linkage to Kangaroo Bay Road

Rosny Parklands

- ⑥ retain the extent of level playing field facilities to stage athletics, cricket and other sporting events commensurate with current uses
- ⑦ retain and enhance pedestrian linkages between Rosny College and the Rosny Park shopping area
- ⑧ explore opportunities for revealing portions of the existing underground stormwater systems at the northeast corner of the Bay and at Kangaroo Bay Rivulet at the foreshore and at Rosny Hill Road including mechanisms for water sensitive design improvements (i.e. sediment and gross pollutant control) and opportunities for creation of freshwater and marine wetland habitat
- ⑨ upgrade the foreshore edge to include a major new promenade that:

acts as a visual feature incorporating and screening the pipeline and tidying the foreshore edge

links either side of the Bay, bridging the proposed new wetland areas (see above)

encourages movement between the Rosny Hill area, the College and the Village

- ⑩ continue the boardwalk from the Village to link to the new promenade
- ⑪ explore terracing of the hillslope facing onto the playing field to create level seating/break out spaces for use by College students on a daily basis and by the community during events
- ⑫ consolidate existing athletics storage and events areas, change rooms, public toilets, picnic shelters and children's play into a single integrated space with appropriate pavements, night lighting, street furniture, shade structures, public art and landscaping

- ⑬ retain the public boat launching ramp and associated parking facilities as accessed from Bastick Street

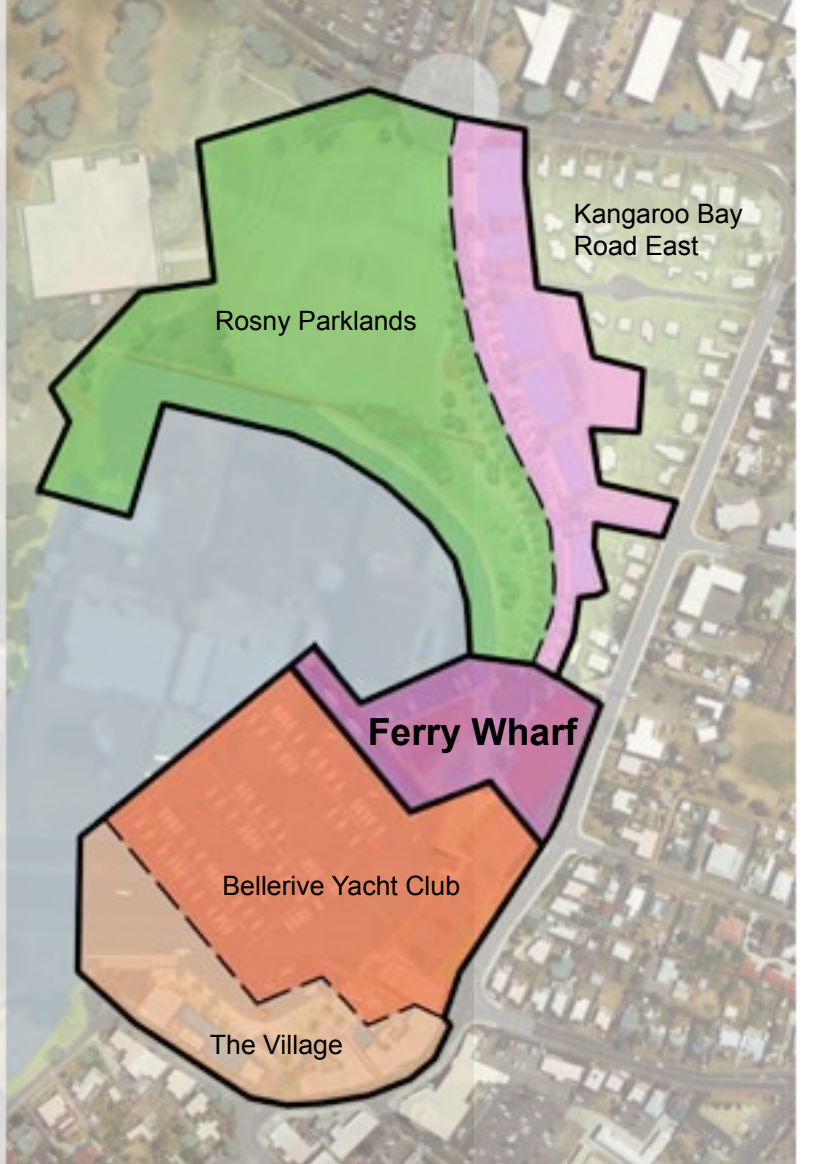
Kangaroo Bay Road East

- ⑭ develop various building sites along the road frontage for commercial, tourism and/or residential living and scale to enable views over and between building envelopes
- ⑮ create a landscaped pedestrian corridor adjacent to building forecourts and breakout spaces
- ⑯ establish a framework of feature and pedestrian lighting that integrates with similar lighting throughout the whole of Kangaroo Bay
- ⑰ provide bus and taxi parking in close proximity to the ferry wharf

Ferry Wharf

- ⑱ create new commercial and visitor accommodation facilities in a cooperative manner between Council and a nominated developer
- ⑲ construct an urban plaza space to the south of the proposed development through reclamation of a small, poorly presented portion of the Bay adjacent to the wharf
- ⑳ create a major new public jetty incorporating public walking/seating areas, the existing refueling facility and a major public artwork whilst enabling short term berthing by visiting vessels
- ㉑ creation of new berths along the northern edge of the wharf
- ㉒ development of a turning area at the terminus of Kangaroo Bay Road
- ㉓ 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, seating, lighting and public artworks

Precincts



Scale 1:2000@A1 North

Kangaroo Bay

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

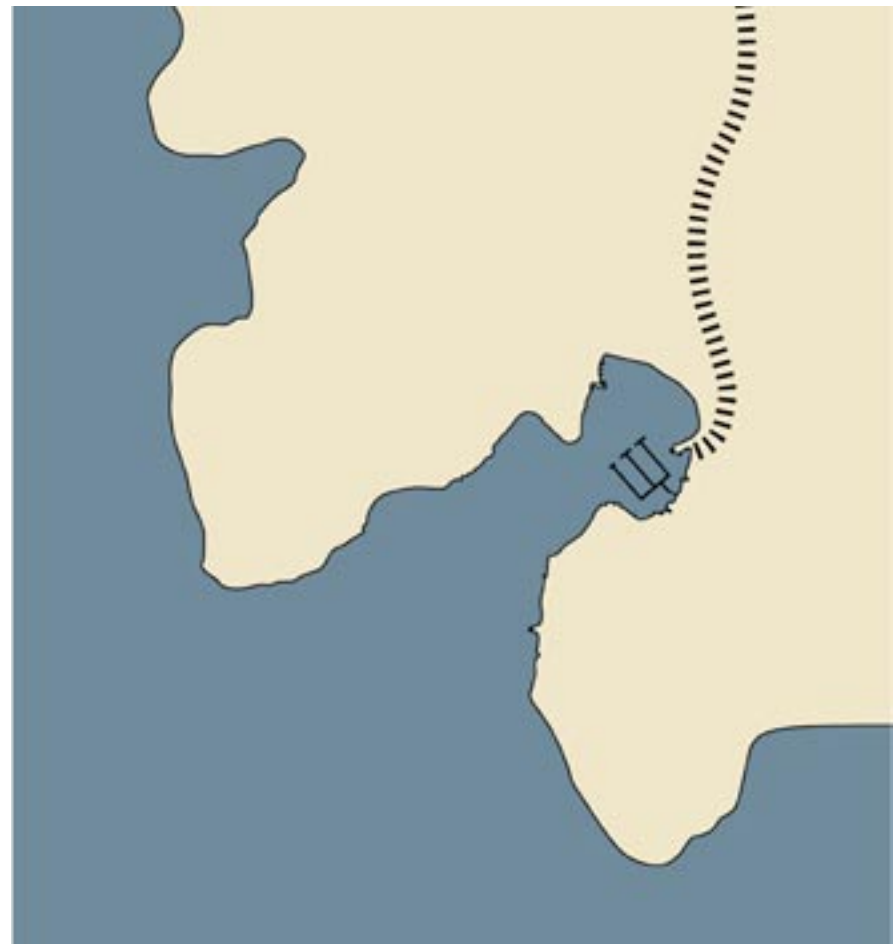
Clarence City Council have commissioned an integrated approach into the future development of Kangaroo Bay, addressing infrastructure, landscaping, public amenity and access issues.

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

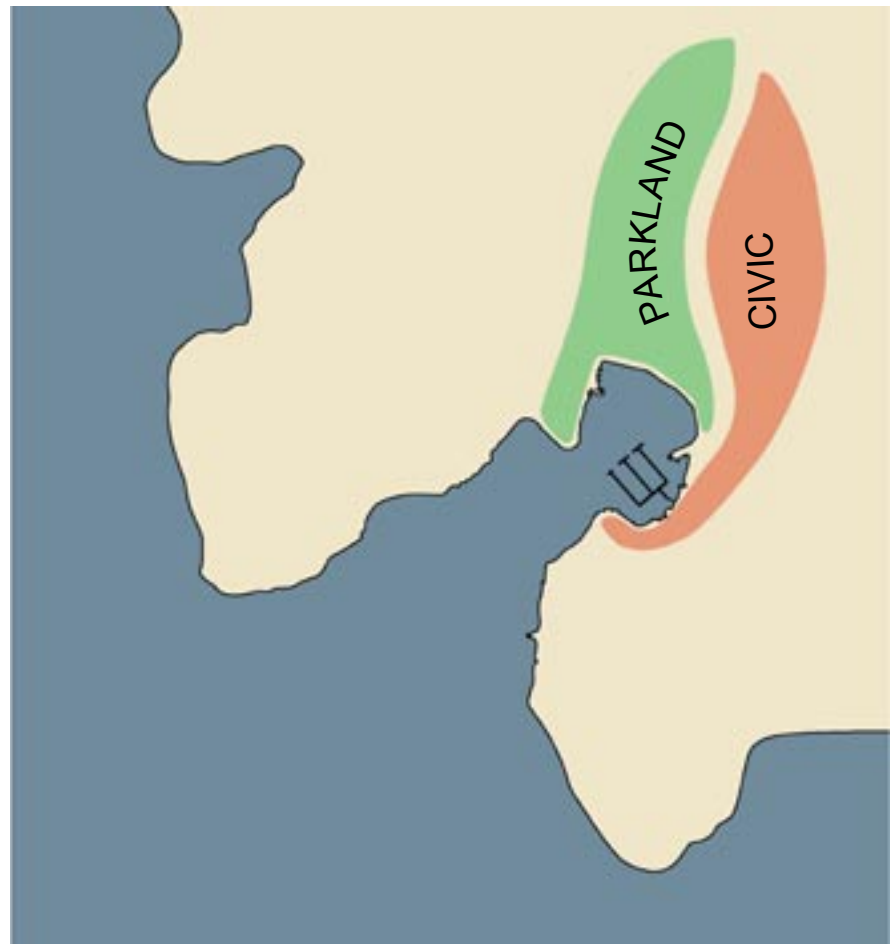
The plan includes guidelines for future development where:

- 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.



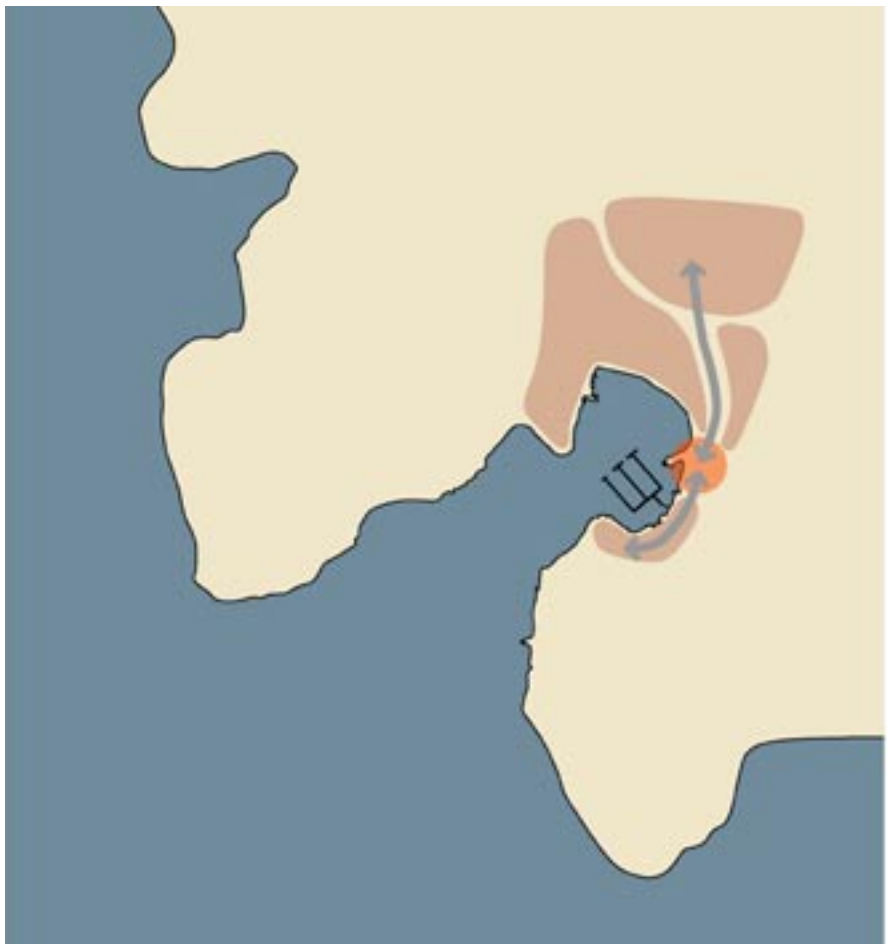
1. The historic railway line is a strong influence on today's urban form and a generator for future form.



2. The area splits along historic lines between parkland and open space.



3. Sub-Precincts identify potential for differing types of space.



4. Key focal point around which all activities are centred.

DESIGN GENERATORS



1. Bligh Street Alignment. Major public artwork on the proposed jetty in alignment with the visual axis of Bligh Street.



2. Kangaroo Bay Road Re-alignment. Road shifts to allow for new development including parking.



3. Framework. Perpendicular lines to tangents create 'book ends' to the Marina area.



4. Building Offsets. Buildings offset parallel to Kangaroo Bay Road echo its flowing shape.



5. Bold Moves. New public jetty and promenade boldly shape space and provide key community assets.

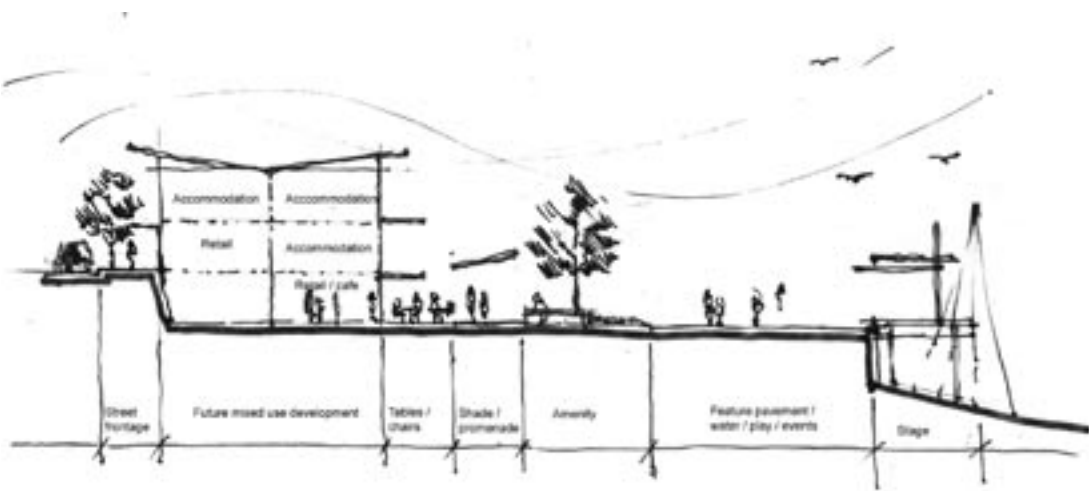
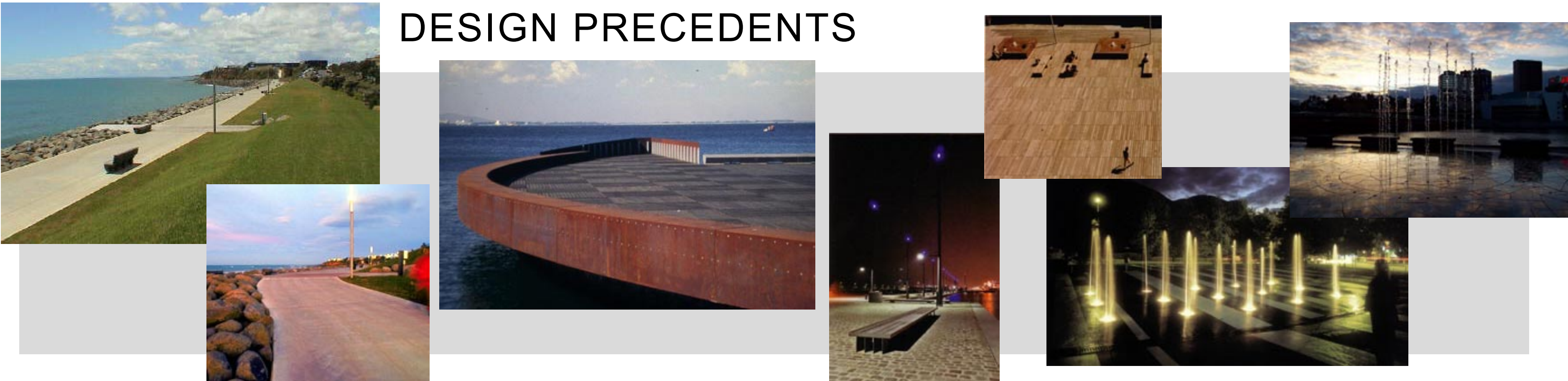


6. Combined Lines. Echoes, tangents and other contrasting lines together suggest building and open space.

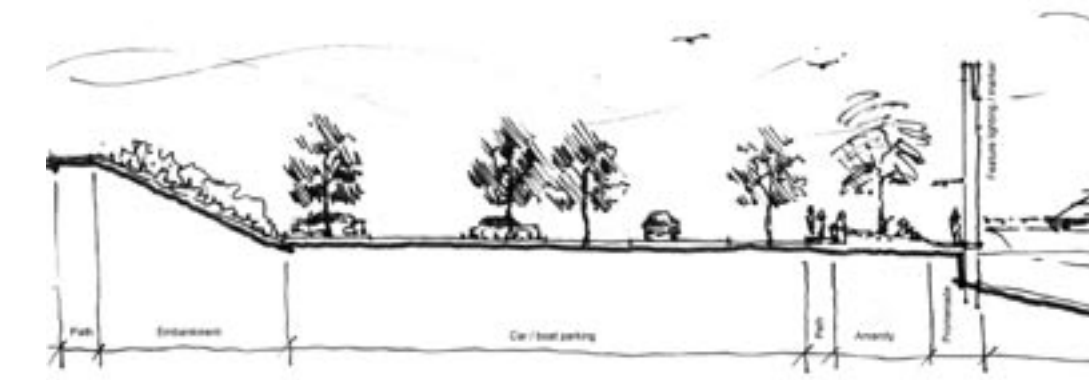


7. Lighting. lighting boldly outlines the main vehicles and pedestrian spine through the site.

DESIGN PRECEDENTS



Notional Section at Bellerive Village



Notional Section at the Bellerive Yacht Club Car Park

KANGAROO BAY

Urban Design Strategy and Concept Plan



