

Kangaroo Bay

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

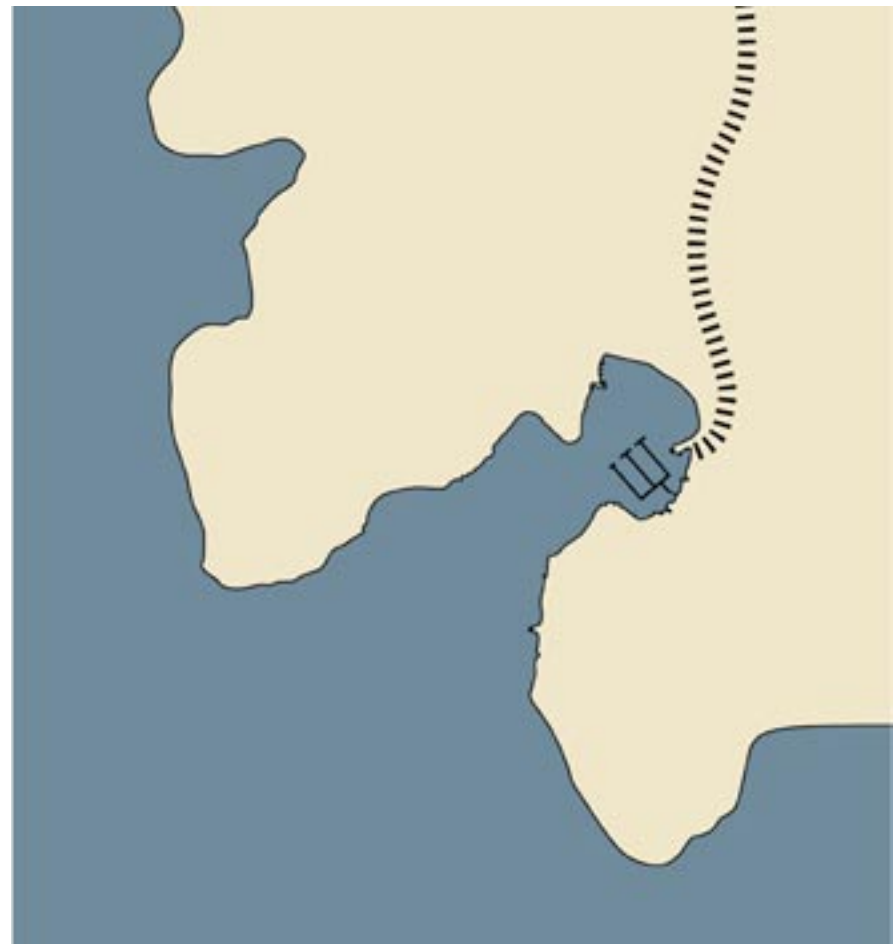
Clarence City Council have commissioned an integrated approach into the future development of Kangaroo Bay, addressing infrastructure, landscaping, public amenity and access issues.

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.

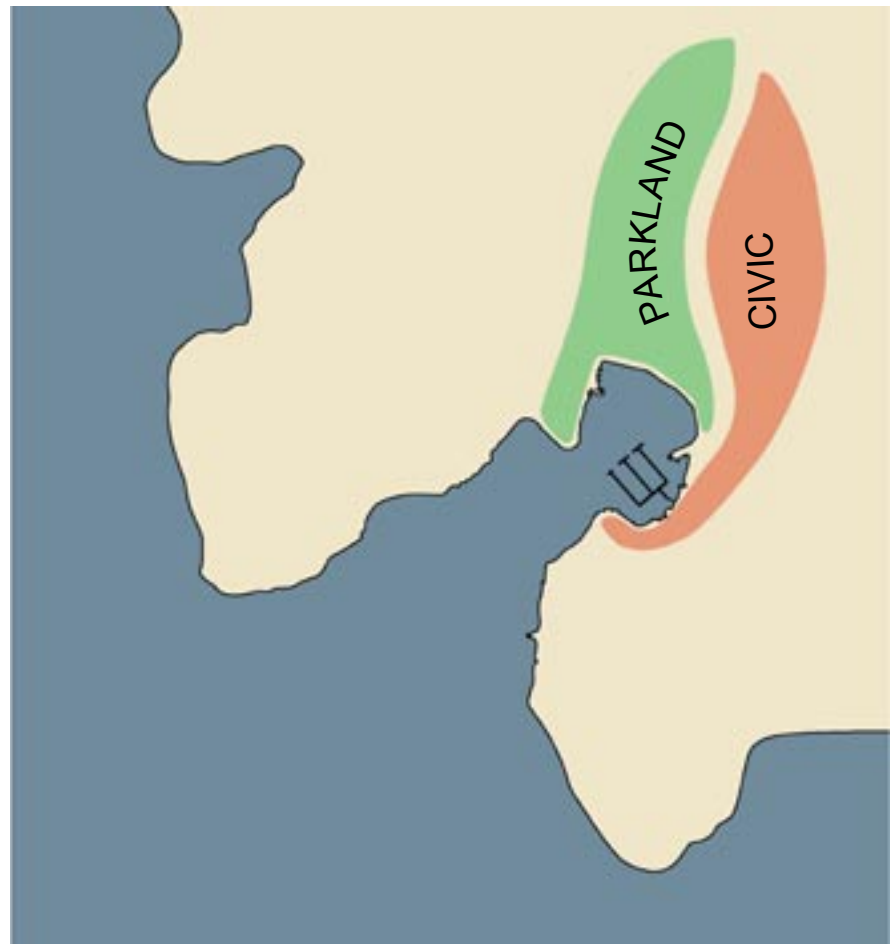
The plan includes guidelines for future development where:

- 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.



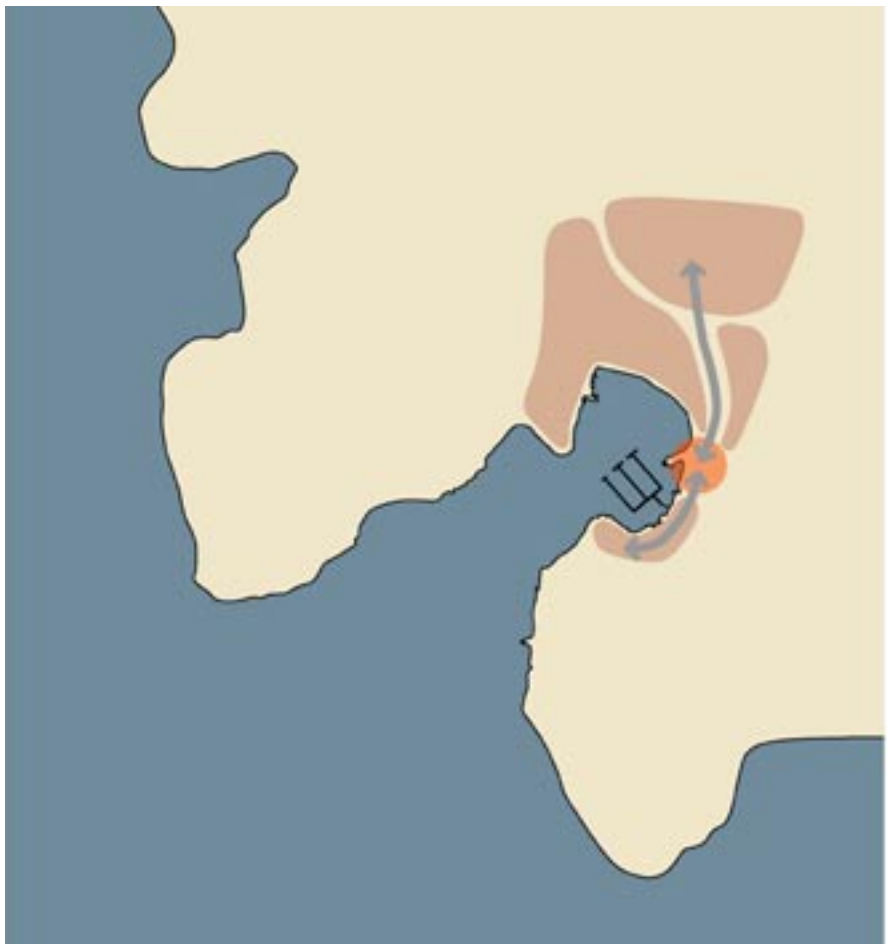
1. The historic railway line is a strong influence on today's urban form and a generator for future form.



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.

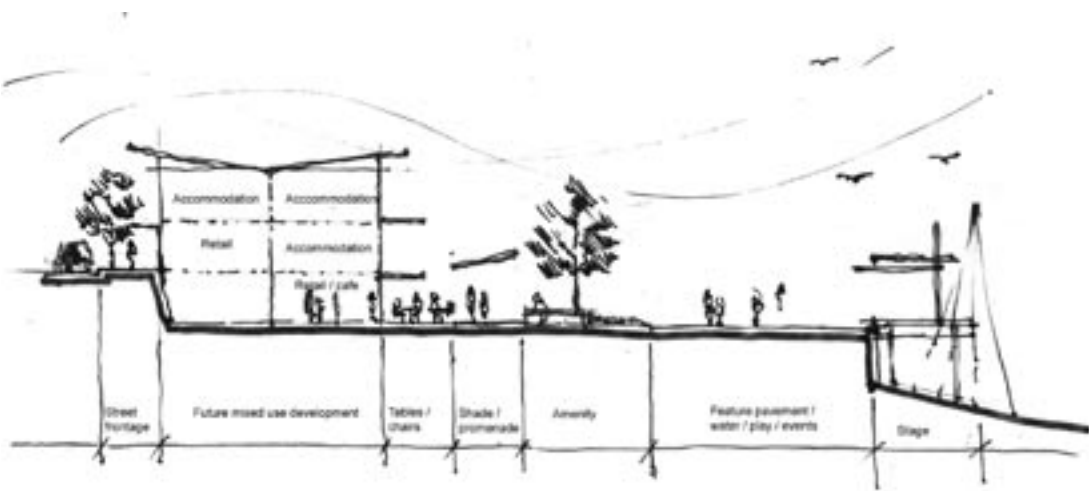
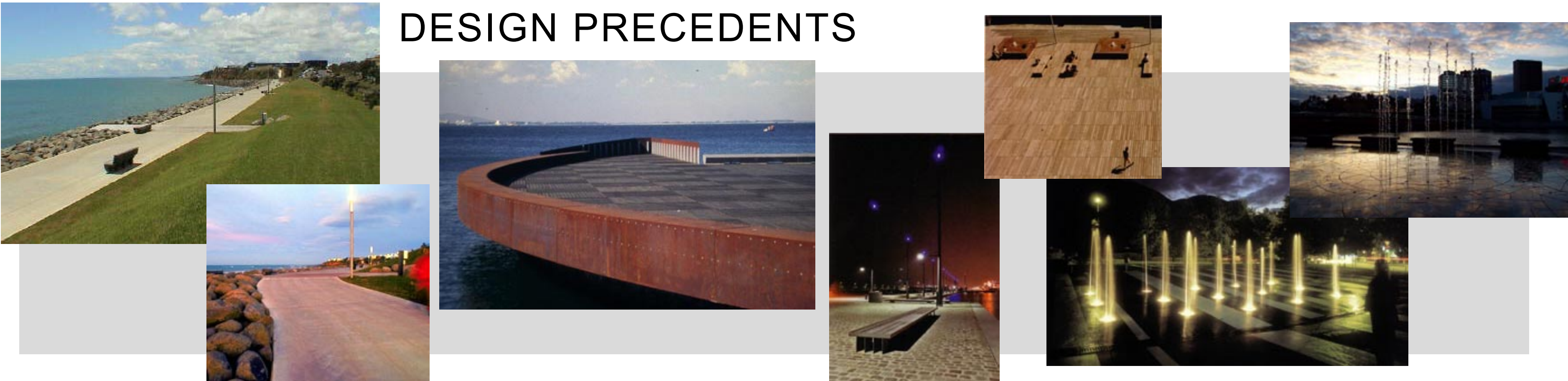


6. Combined Lines. Echoes, tangents and other contrasting lines together suggest building and open space.

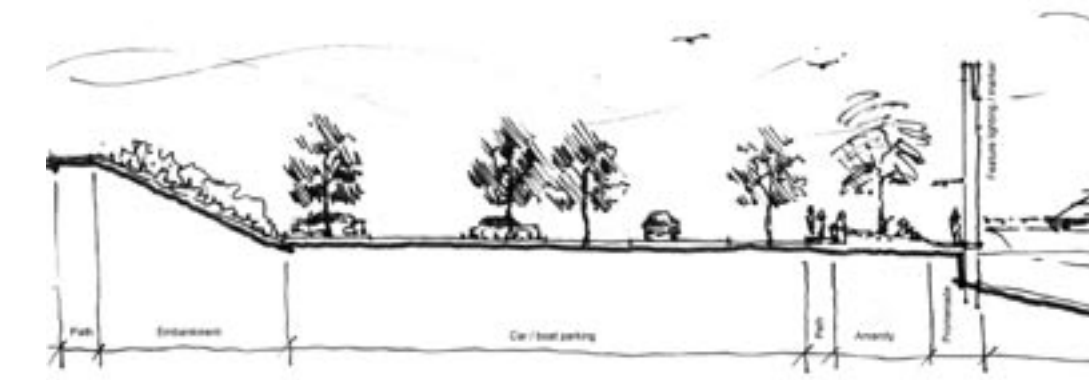


7. Lighting. lighting boldly outlines the main vehicles and pedestrian spine through the site.

DESIGN PRECEDENTS



Notional Section at Bellerive Village



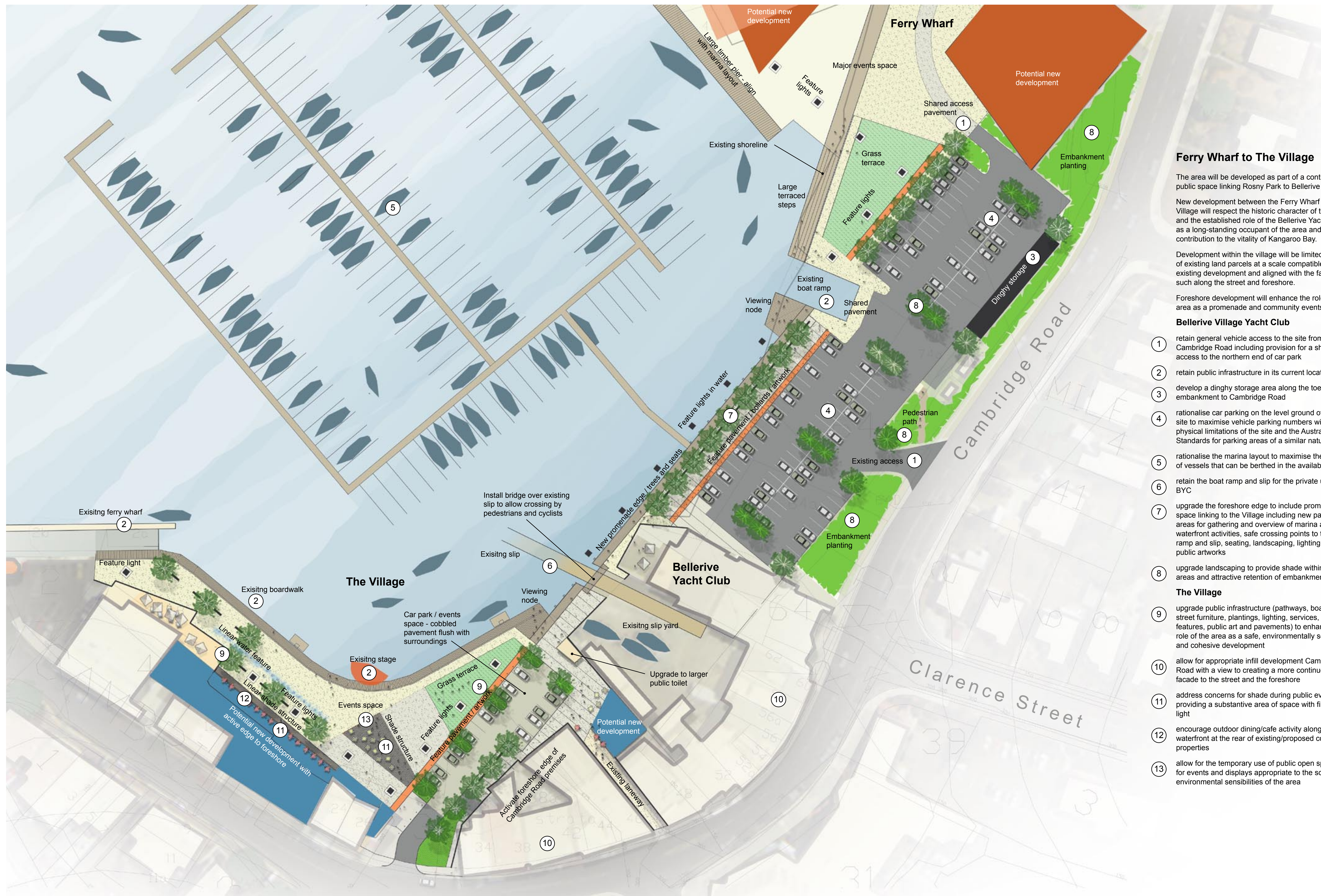
Notional Section at the Bellerive Yacht Club Car Park

KANGAROO BAY

Urban Design Strategy and Concept Plan







### 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 and foreshore.

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

### Bellerive Village Yacht Club

- ① retain general vehicle access to the site from Cambridge Road including provision for a shared access to the northern end of car park
- ② retain public infrastructure in its current location
- ③ develop a dinghy storage area along the toe of the embankment to Cambridge Road
- ④ 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
- ⑤ rationalise the marina layout to maximise the numbers of vessels that can be berthed in the available space
- ⑥ retain the boat ramp and slip for the private use of the BYC
- ⑦ 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
- ⑧ upgrade landscaping to provide shade within parking areas and attractive retention of embankments

### The Village

- ⑨ 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
- ⑩ allow for appropriate infill development Cambridge Road with a view to creating a more continuous facade to the street and the foreshore
- ⑪ address concerns for shade during public events by providing a substantive area of space with filtered light
- ⑫ encourage outdoor dining/cafe activity along the waterfront at the rear of existing/proposed commercial properties
- ⑬ allow for the temporary use of public open spaces for events and displays appropriate to the scale and environmental sensibilities of the area

# KANGAROO BAY

## Urban Design Strategy and Concept Plan

Scale 1:500@A1



INSPIRING PLACE



Inspiring Place

Environmental Planning, Landscape Architecture  
Tourism and Recreation