

Tasmania Fire Service

OFFICE OF THE FIRE AND EMERGENCY SERVICES COMMISSIONER

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Tasmania Fire Service

23 June 2026

Tasmania Planning Commission
Pam Allan - Chairperson
GPO Box 1691
HOBART TAS 7001

Via email: tpc@planning.tas.gov.au

Dear Ms Allan,

KANGAROO BAY HOTEL MAJOR PROJECT

I write on behalf of Tasmania Fire Service (TFS) in response to the *Invitation to Make a Representation – Kangaroo Bay Hotel Major Project* (June 2026).

Tasmania Fire Service (TFS) has reviewed the proposed Kangaroo Bay Hotel development and the associated assessment criteria. From an emergency management and incident response perspective, TFS provides the following matters for consideration during the planning and design phases of the project:

- The hotel may incorporate sections of façade with full waterfront exposure, potentially restricting firefighting access, particularly for aerial appliances. Where access limitations exist, consideration may need to be given to enhanced fire safety measures and systems within the building.
- The design should demonstrate how firefighting aerial appliances will be able to access the building to undertake rescue and firefighting operations, including the provision of suitable hardstand areas where access may be required over wharf or open-water structures.
- The capacity and capability of the water supply infrastructure should be sufficient to provide the required flows and pressures for the simultaneous operation of all installed fire protection systems, including firefighting water supplies, across all design scenarios.
- Consideration should be given to how emergency services may access a static water supply source, such as the Derwent River (close to the site), as a supplementary firefighting water supply in the event of an emergency.
- The design should provide suitable access for emergency service vehicles to critical firefighting infrastructure, including hydrants, sprinkler booster assemblies, and other fire service connections.

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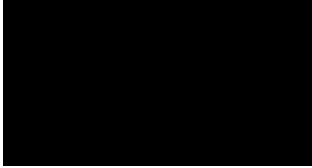


- During the construction phase, an adequate and reliable firefighting water supply should be maintained to support emergency response activities.

TFS notes that the fire safety features of the proposed development will be subject to detailed assessment through the statutory building approval process.

TFS also notes that the proposed hotel development is not located within a designated bushfire-prone area under the applicable planning scheme and, as such, is not subject to bushfire-specific planning requirements.

Yours sincerely,



Jeremy Smith AFSM

FIRE AND EMERGENCY SERVICES COMMISSIONER