

Our Ref: A24/419526

11 November 2024

Mr John Ramsay
Executive Commissioner
Tasmanian Planning Commission
tpc@planning.tas.gov.au

Dear Mr Ramsay,

**SES RESPONSE TO TASMANIAN PLANNING COMMISSION'S REFERRAL
LETTER - KANGAROO BAY HOTEL MAJOR PROJECT – REQUEST FOR
COMMENTS - ASSESSMENT CRITERIA**

Please find the following comments in response to your letter of the 23 October 2024, regarding the declaration of the Kangaroo Bay Hotel as a Major Project and requesting comments from the State Emergency Service (SES) regarding assessment criteria.

SES understand the Kangaroo Bay Hotel Major Project proposal comprises use and development for a 4.5 star luxury hotel that will include accommodation (155 guest rooms), dedicated training, meeting and conference rooms, dining experiences (indoor and outdoor) and extensive publicly accessible green spaces. The proposal estimates it will bring a construction investment of \$65 million along with 100 FTE construction related jobs, with an estimated 440 FTE jobs stimulated by the project for the region.

The Major Project is proposed to occupy an area of 0.89ha of reclaimed, modified, waterfront land at Kangaroo Bay.

Given the waterfront location of the Major Project proposal, SES recommends that the major project impact statement address criteria relating to:

- flood risks to, and posed by, the development for the life of the development;
- the potential of the development to cause increased risk from flood to other values;
- coastal inundation and erosion risks to, and posed by, the development for the life of the development; and
- emergency management risks and requirements for the full life of the project including the construction phase.

SES note that the *Major Project Proposal – Kangaroo Bay Project, 9 August 2024*, prepared by Chambroad Australia and available from the Tasmanian Planning Commission website, identifies both flood and coastal inundation hazards as potential hazards for the proposal.

Please contact the Manager Flood Policy Unit – Chris Irvine, on 6173 2700, or by email chris.irvine@ses.tas.gov.au , if you wish to discuss any of the matters raised in this submission.

Yours sincerely

A handwritten signature in black ink, consisting of several stylized, overlapping loops and a long horizontal stroke extending to the right.

Mick Lowe
Executive Director SES and Volunteers