

State Emergency Service

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Our Ref: A26/196802

30 June 2026

Pam Allen
Chairperson – Development Assessment Panel
Kangaroo Bay Hotel - Major Project
Tasmanian Planning Commission
tpc@planning.tas.gov.au

Dear Ms Allen,

SES REPRESENTATION ON THE KANGAROO BAY HOTEL MAJOR PROJECT IMPACT STATEMENT (MPIS)

Please find the following information in response to your letter of the 2 June 2026 regarding the exhibition of *Kangaroo Bay Hotel Major Project Impact Statement*.

On 25 February 2025, the Assessment Criteria for the Kangaroo Bay Hotel Major Project were determined by the Tasmanian Planning Commission's – Development Assessment Panel (Panel) for the Major Project. The Assessment Criteria included the matters to be addressed in the Major Project Impact Statement (MPIS) and that the Panel must consider when determining whether to grant or refuse a major project permit for the proposal.

On the 2 June 2026, the MPIS was placed on exhibition on the TPC website and an invitation to provide a representation on the MPIS was provided to the SES. The Assessment Criteria addressed in the MPIS that are relevant to the SES representation include matters related to:

- Flood hazards; and
- Coastal inundation hazards

Flood Hazards

With respect to flood risk management and the documents submitted for exhibition, SES has reviewed the *MPIS Volume 3 – Attachment 9 – flood hazard assessment report* and offer the following feedback for the consideration of the Development Assessment Panel.

SES is supportive of the proposed measures to manage the flood risk to the development and its users. SES suggests that the proponent work with Clarence City Council to ensure the proposed measures achieve the intended outcomes, especially regarding the relationship between Cambridge Road and the proposed retaining wall, and more generally the capacity of the existing stormwater network to manage anticipated volumes and flows without creating unacceptable surcharging or redistribution.

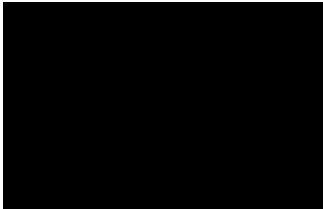
Coastal Inundation Hazards

With respect to coastal inundation risk management and the documents submitted for exhibition, SES has reviewed the *MPIS Volume 3 – Attachment 5 – coastal inundation hazard assessment report*.

SES is supportive of the proposed measures to manage the coastal inundation risk to the development and its users, including the revetment wall being designed and constructed to the proposed minimum crest height of 2.9m. SES suggests that consideration be given to the revetment wall being designed and constructed in a manner to enable it to be adapted in the future if the risk changes.

Please contact the Manager Flood Risk 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



Luke Flanagan

A/Executive Director SES and Volunteers