

APPLICATION FOR PLANNING APPROVAL

Application Number:	DA-2025-82
Proposal:	Construction of jetty, boat shed and associated walkway
Subject Site:	4101 Channel Highway, Flowerpot and adjacent Crown coastal reserve
Responsible Planning Officer:	Cassinia Devries

Advertised Documents:

- Application Plans
- Cover Letter
- Coastal Hazard Report
- Marine Natural Values Assessment

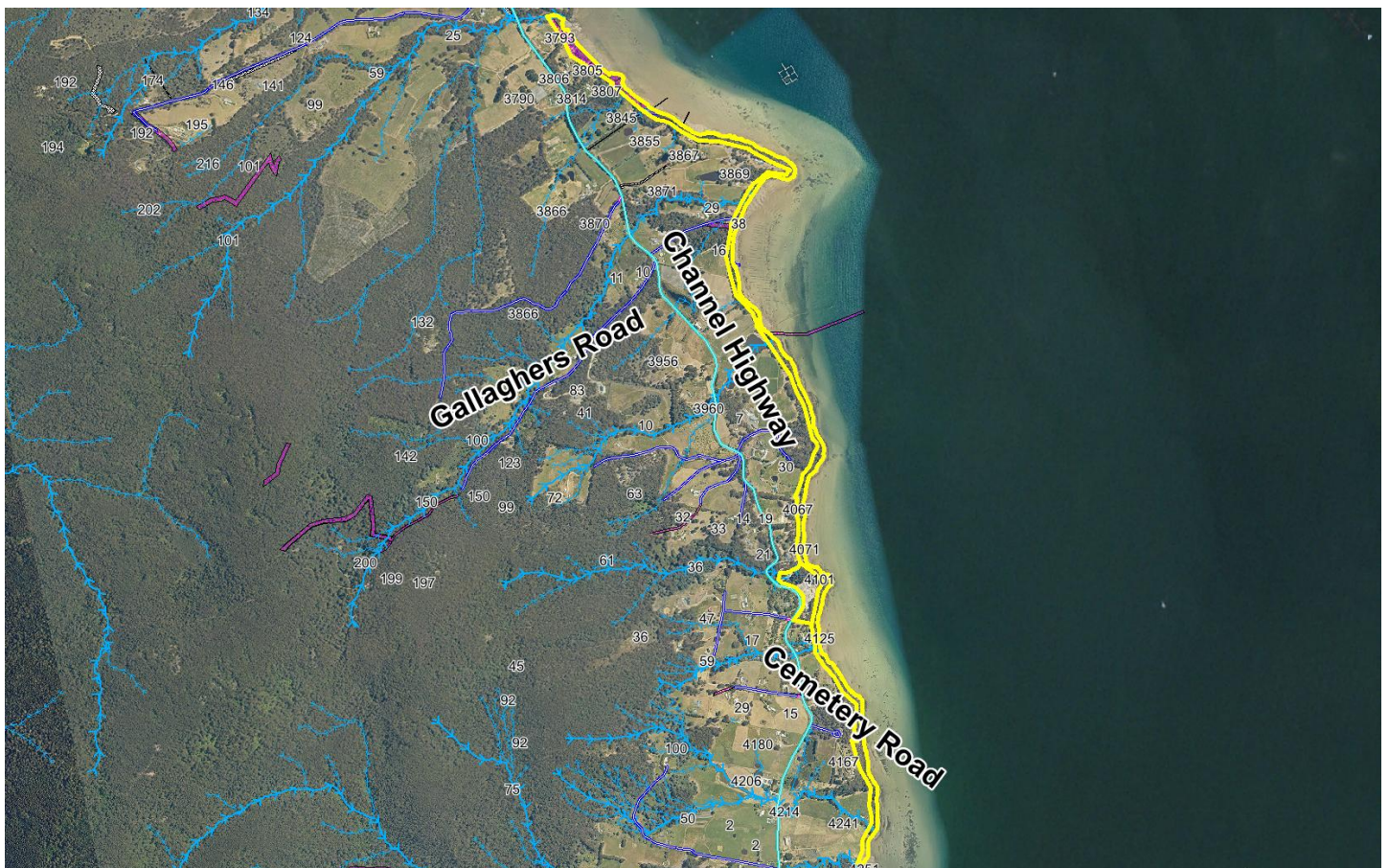
Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **24 April 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



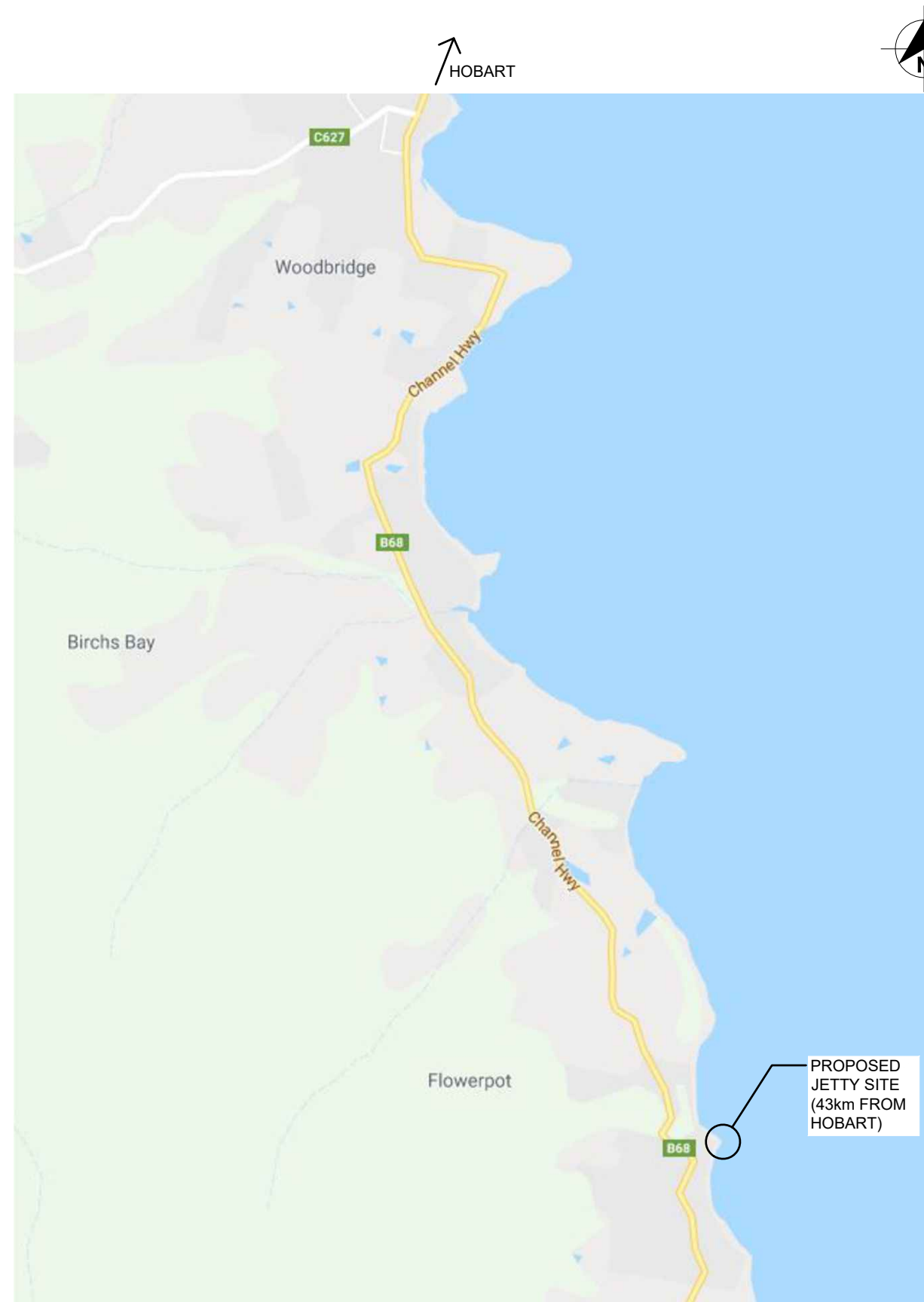
4101 CHANNEL HIGHWAY - PROPOSED JETTY DEVELOPMENT APPLICATION DRAWING SET

DRAWING LIST:

1922 - 001	DRAWING LIST, NOTES & LOCATION PLAN
1922 - 002	SITE PLAN
1922 - 003	GENERAL ARRANGEMENT
1922 - 004	ELEVATIONS 1/2
1922 - 005	ELEVATIONS 2/2

GENERAL NOTES:

- UNLESS NOTED OTHERWISE ON A PARTICULAR DRAWING THESE NOTES APPLY TO ALL DRAWINGS IN THIS SET.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- ALL REDUCED LEVELS ARE METERS TO CHART DATUM (CD).
- TIDE LEVEL DATA IS TAKEN FROM HOBART.
- THIS DRAWING SET IS FOR DEVELOPMENT APPLICATION PURPOSES AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- ALL PROPERTY DETAILS ARE TAKEN FROM LISTmap.
- ALL MOORING DETAILS ARE TAKEN FROM MAST WEBSITE.
- LOWER LANDING DECK LEVEL TO BE CONFIRMED DURING DETAILED DESIGN PHASE.
- DESIGN VESSEL: HEIGHFIELD 4.2m SDS500 RIGID INFLATABLE TENDER.
- REFER TO LANDSCAPE PLAN BY SUSAN MCKINNON.



SITE LOCATION PLAN
NTS

PROPOSED JETTY SITE
(43km FROM HOBART)

Kingborough Council
 Development Application: DA-2025-82
 Plan Reference No: P4
 Date Received: 25/3/2026
 Date placed on Public Exhibition: 11/4/2026

FOR APPROVAL

Rev No	Revision note	Date	Checked	Approved
A	FOR CLIENT REVIEW	13/11/2024	MS	KM
B	UPDATED FOR DA RE-SUBMISSION	07/07/2025	MS	KM
C	UPDATED AS CLOUDED	23/03/2026	MS	KM



ABN 75 146 719 959
 P.O. BOX 354
 SOUTH HOBART, TAS 7004
 P: (03) 6223 8007
 F: (03) 6223 1143
 E: admin@burburyconsulting.com.au

COPYRIGHT ©
 "This document is and shall remain the property of Burbury Consulting Pty Ltd. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited"

Drawn By: H. MARDOCK	Date: 13/11/2024
Designed By: R. PARKER	Date: 13/11/2024
Checked By: M. SCANLON	Date: 13/11/2024
Approved By: K. MAHENDRAN	Date:

Client: JANDAKAYA Pty. Ltd.	Project: 4101 CHANNEL HIGHWAY, PROPOSED JETTY
Title: DRAWING LIST, NOTES & LOCATION PLAN	Scale: NTS
Sheet: A3	Drawing No: 1922 - 001
Rev: C	



PROPERTY ADDRESS: 4071 CHANNEL HIGHWAY
 PROPERTY ID: 7350871
 TITLE REFERENCE: 25256/4

TYPICAL CADASTRAL PARCELS

PROPERTY: ID 0
 CASEMENT TYPE : NRE Tas (Property Services)

SWING MOORINGS

PROPOSED MOORING FOR A 12m VESSEL
 E = 521040.000
 N = 5216452.000

BUFFER TO ALLOW FOR RODE

EXISTING MOORING #8942
 E = 521062.000
 N = 5216423.000

PROPOSED LICENCE AREA (116m²)

TIDAL ZONE

PROPOSED JETTY, BOAT SHED, AND FIXED T-HEAD LOCATION

PROPERTY ADDRESS: "DRUMNADROCHT" - 4101 CHANNEL HIGHWAY
 PROPERTY ID: 7120179
 TITLE REFERENCE: 20339/1

EXISTING ACCESS PATH. REFER TO JETTY TRACK LANDSCAPE PLAN.

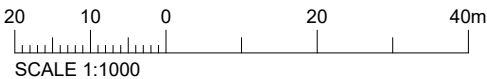
CHANNEL HIGHWAY

Kingborough Council
 Development Application: DA-2025-82
 Plan Reference No: P4
 Date Received: 25/3/2026
 Date placed on Public Exhibition: 11/4/2026

SITE PLAN
 1:1000

FOR APPROVAL

Rev No	Revision note	Date	Checked	Approved
A	FOR CLIENT REVIEW	13/11/2024	MS	KM
B	UPDATED FOR DA RE-SUBMISSION	07/07/2025	MS	KM
C	UPDATED AS CLOUDED	23/03/2026	MS	KM

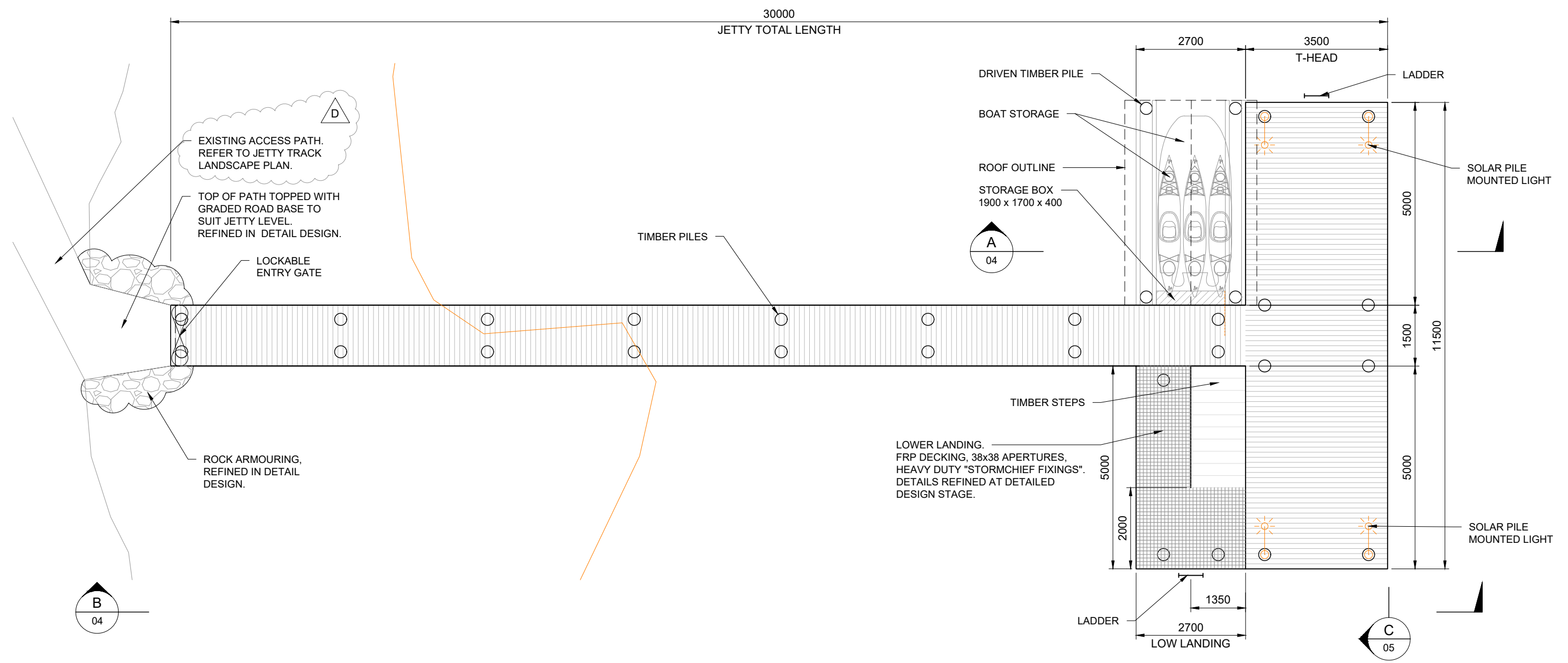


ABN 75 146 719 959
 P.O. BOX 354
 SOUTH HOBART, TAS 7004
 P: (03) 6223 8007
 F: (03) 6223 1143
 E: admin@burburyconsulting.com.au

COPYRIGHT ©
 "This document is and shall remain the property of Burbury Consulting Pty Ltd. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited"

Drawn By	Date
H. MARDOCK	13/11/2024
Designed By	Date
R. PARKER	13/11/2024
Checked By	Date
M. SCANLON	13/11/2024
Approved By	Date
K. MAHENDRAN	

Client	Project	Title	Scale	Sheet	Drawing No.	Rev
JANDAKAYA Pty. Ltd.	4101 CHANNEL HIGHWAY, PROPOSED JETTY	SITE PLAN	1:1000	A3	1922 - 002	C



GENERAL ARRANGEMENT PLAN
1:100

- NOTES:**
1. FOR GENERAL NOTES REFER TO DWG. 001.
 2. JETTY STRUCTURE TO BE TIMBER.
 3. ROOF BOAT STORAGE ROOF TO BE COLORBOND.
 4. LADDERS TO BE GRADE 316 STAINLESS STEEL.

Kingborough Council
Development Application: DA-2025-82
Plan Reference No: P4
Date Received: 25/3/2026
Date placed on Public Exhibition: 11/4/2026

FOR APPROVAL

Rev No	Revision note	Date	Checked	Approved
A	FOR CLIENT REVIEW	13/11/2024	MS	KM
B	UPDATED FOR DA RE-SUBMISSION	07/07/2025	MS	KM
C	UPDATED AS CLOUDED	11/12/2025	MS	KM
D	UPDATED AS CLOUDED	23/03/2026	MS	KM



Burbury CONSULTING
Project Management & Engineering

ABN 75 146 719 959
P.O. BOX 354
SOUTH HOBART, TAS 7004
P: (03) 6223 8007
F: (03) 6223 1143
E: admin@burburyconsulting.com.au

COPYRIGHT ©
"This document is and shall remain the property of Burbury Consulting Pty Ltd. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited"

Drawn By: H. MARDOCK	Date: 13/11/2024
Designed By: R. PARKER	Date: 13/11/2024
Checked By: M. SCANLON	Date: 13/11/2024
Approved By: K. MAHENDRAN	Date:

Client: JANDAKAYA Pty. Ltd.	Project: 4101 CHANNEL HIGHWAY, PROPOSED JETTY
Title: GENERAL ARRANGEMENT PLAN	
Scale: 1:100	Sheet: A3
Drawing No: 1922 - 003	Rev: D

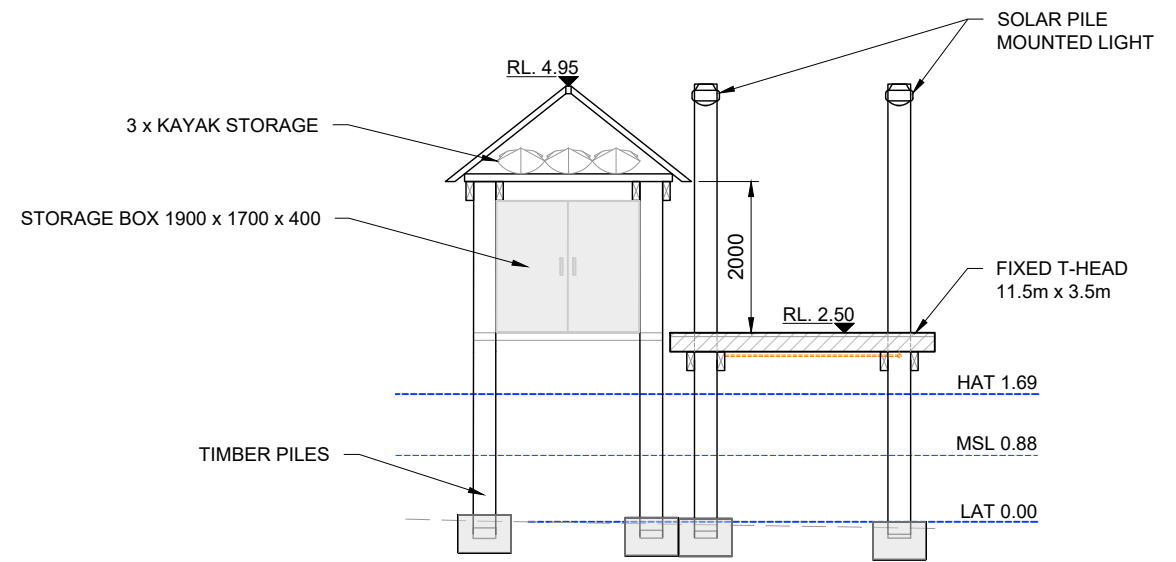
Kingborough Council

Development Application: DA-2025-82

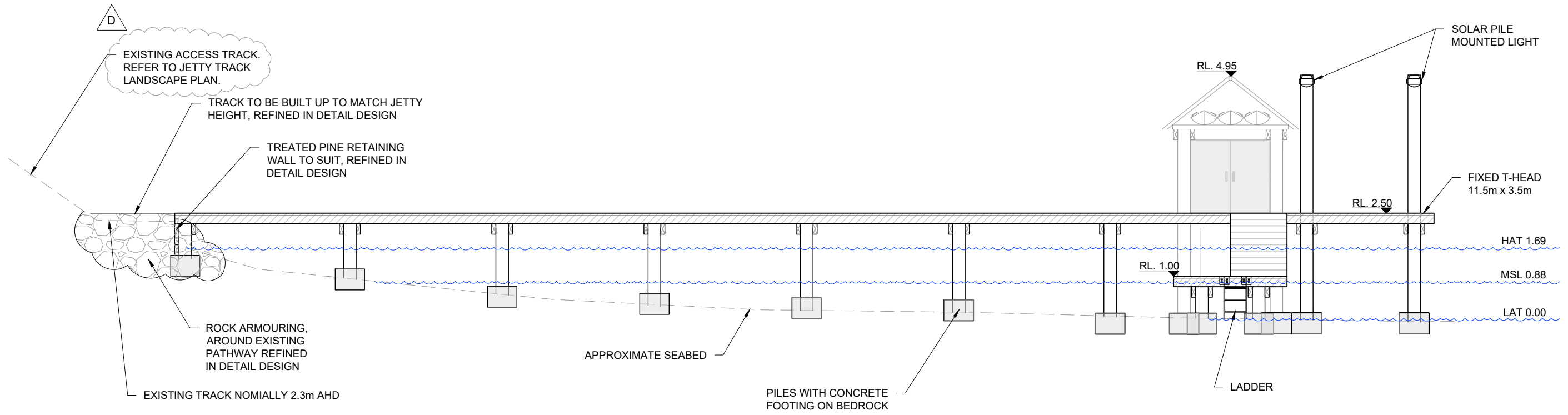
Plan Reference No: P4

Date Received: 25/3/2026

Date placed on Public Exhibition: 11/4/2026



ELEVATION A
1:100 03



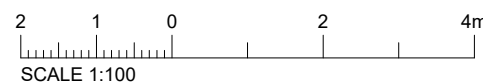
ELEVATION B
1:100 03

NOTES:

- FOR GENERAL NOTES REFER TO DWG. 001.
- JETTY STRUCTURE TO BE TIMBER.
- ROOF BOAT STORAGE ROOF TO BE COLORBOND.
- LADDERS TO BE GRADE 316 STAINLESS STEEL.

FOR APPROVAL

Rev No	Revision note	Date	Checked	Approved
A	FOR CLIENT REVIEW	13/11/2024	MS	KM
B	UPDATED FOR DA RE-SUBMISSION	07/07/2025	MS	KM
C	UPDATED AS CLOUDED	11/12/2025	MS	KM
D	UPDATED AS CLOUDED	23/03/2026	MS	KM



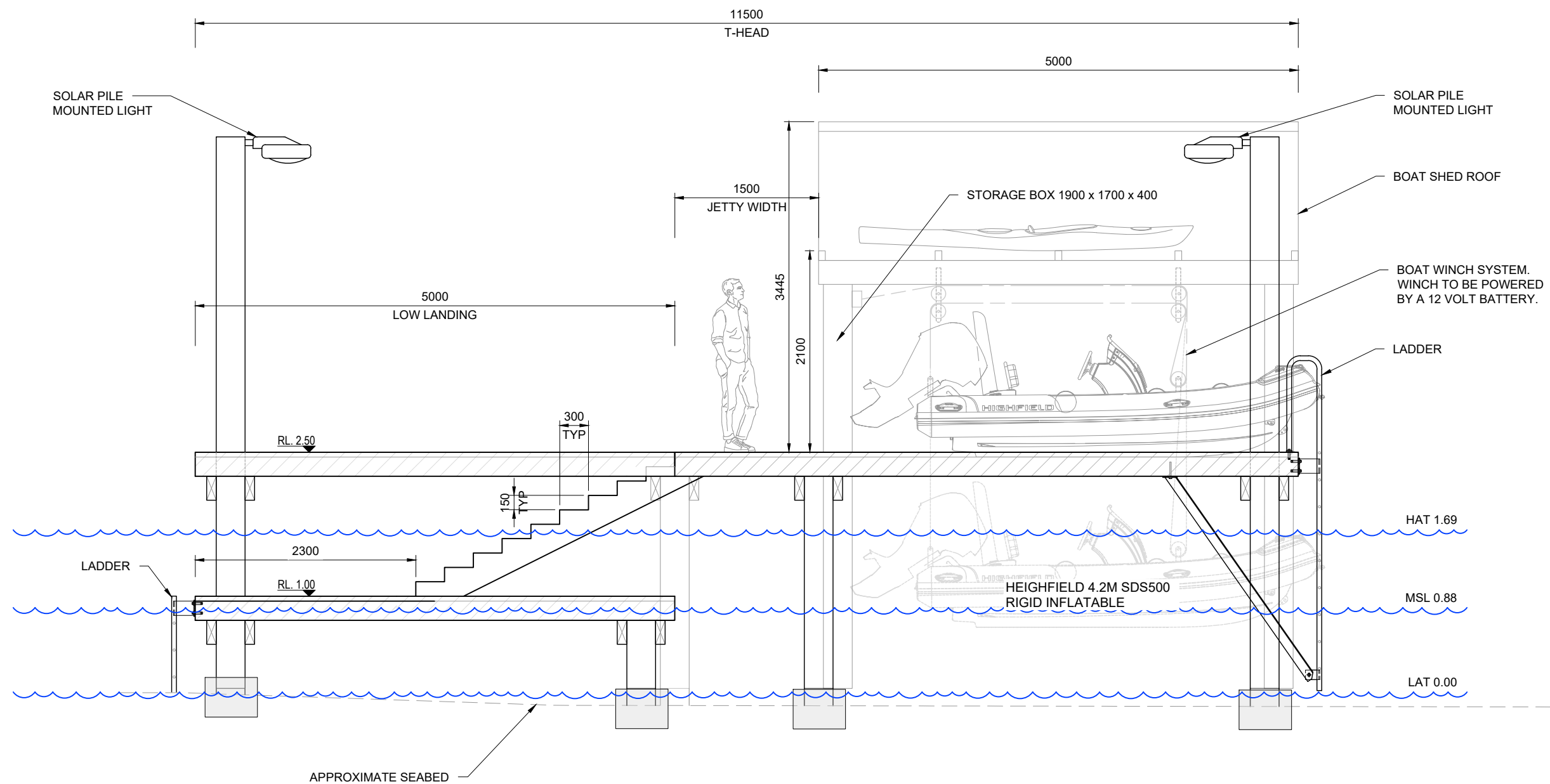
ABN 75 146 719 959
P.O. BOX 354
SOUTH HOBART, TAS 7004
P: (03) 6223 8007
F: (03) 6223 1143
E: admin@burburyconsulting.com.au

COPYRIGHT ©
"This document is and shall remain the property of Burbury Consulting Pty Ltd. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited"

Drawn By: H. MARDOCK	Date: 08/11/2024
Designed By: R. PARKER	Date: 13/11/2024
Checked By: M. SCANLON	Date: 13/11/2024
Approved By: K. MAHENDRAN	Date:

Client: JANDAKAYA Pty. Ltd.	Project: 4101 CHANNEL HIGHWAY, PROPOSED JETTY
Scale: 1:100	Title: ELEVATIONS 1/2
A3	Drawing No.: 1922 - 004

Rev D



ELEVATION C
1:50

Kingborough Council
 Development Application: DA-2025-82
 Plan Reference No: P4
 Date Received: 25/3/2026
 Date placed on Public Exhibition: 11/4/2026

NOTES:

- FOR GENERAL NOTES REFER TO DWG. 001.
- JETTY STRUCTURE TO BE TIMBER.
- ROOF BOAT STORAGE ROOF TO BE COLORBOND.
- LADDERS TO BE GRADE 316 STAINLESS STEEL.

FOR APPROVAL

Rev No	Revision note	Date	Checked	Approved
A	FOR CLIENT REVIEW	13/11/2024	MS	KM
B	UPDATED FOR DA RE-SUBMISSION	07/07/2025	MS	KM



ABN 75 146 719 959
 P.O. BOX 354
 SOUTH HOBART, TAS 7004
 P: (03) 6223 8007
 F: (03) 6223 1143
 E: admin@burburyconsulting.com.au

COPYRIGHT ©
 "This document is and shall remain the property of Burbury Consulting Pty Ltd. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited"

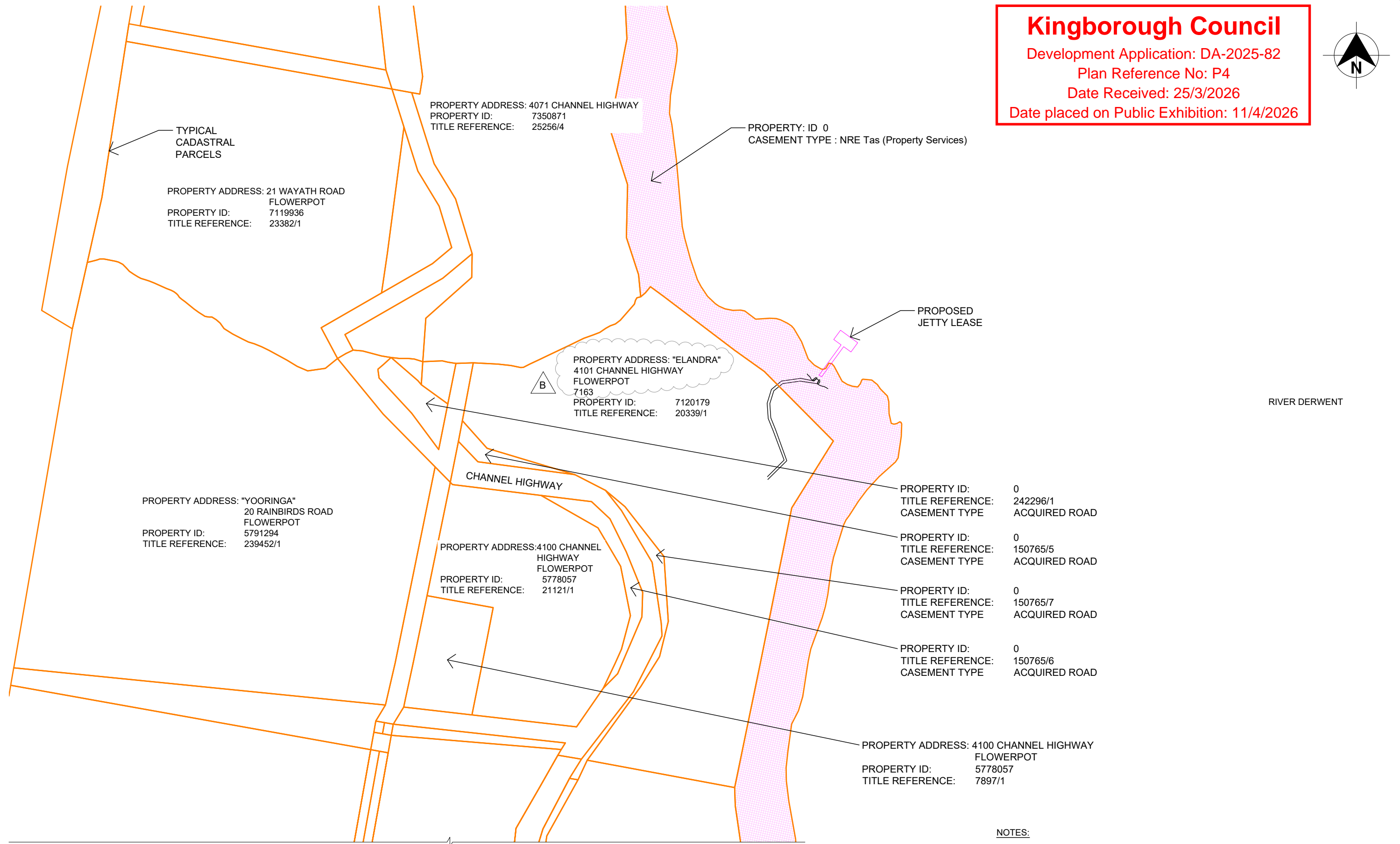
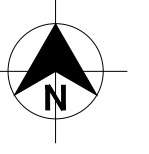
Drawn By: H. MARDOCK	Date: 13/11/2024
Designed By: R. PARKER	Date: 13/11/2024
Checked By: M. SCANLON	Date: 13/11/2024
Approved By: K. MAHENDRAN	Date:

Client: JANDAKAYA Pty. Ltd.	Project: 4101 CHANNEL HIGHWAY, PROPOSED JETTY
Title: ELEVATIONS 2/2	
Scale: 1:50	Rev: B

A3 Drawing No. 1922 - 005

Kingborough Council

Development Application: DA-2025-82
 Plan Reference No: P4
 Date Received: 25/3/2026
 Date placed on Public Exhibition: 11/4/2026



PROPERTY ADDRESS: 4071 CHANNEL HIGHWAY
 PROPERTY ID: 7350871
 TITLE REFERENCE: 25256/4

PROPERTY: ID 0
 CASEMENT TYPE : NRE Tas (Property Services)

PROPERTY ADDRESS: 21 WAYATH ROAD
 FLOWERPOT
 PROPERTY ID: 7119936
 TITLE REFERENCE: 23382/1

PROPERTY ADDRESS: "ELANDRA"
 4101 CHANNEL HIGHWAY
 FLOWERPOT
 7163
 PROPERTY ID: 7120179
 TITLE REFERENCE: 20339/1

PROPOSED
 JETTY LEASE

RIVER DERWENT

PROPERTY ADDRESS: "YOORINGA"
 20 RAINBIRDS ROAD
 FLOWERPOT
 PROPERTY ID: 5791294
 TITLE REFERENCE: 239452/1

CHANNEL HIGHWAY

PROPERTY ID: 0
 TITLE REFERENCE: 242296/1
 CASEMENT TYPE: ACQUIRED ROAD

PROPERTY ADDRESS: 4100 CHANNEL
 HIGHWAY
 FLOWERPOT
 PROPERTY ID: 5778057
 TITLE REFERENCE: 21121/1

PROPERTY ID: 0
 TITLE REFERENCE: 150765/5
 CASEMENT TYPE: ACQUIRED ROAD

PROPERTY ID: 0
 TITLE REFERENCE: 150765/7
 CASEMENT TYPE: ACQUIRED ROAD

PROPERTY ID: 0
 TITLE REFERENCE: 150765/6
 CASEMENT TYPE: ACQUIRED ROAD

PROPERTY ADDRESS: 4100 CHANNEL HIGHWAY
 FLOWERPOT
 PROPERTY ID: 5778057
 TITLE REFERENCE: 7897/1

NOTES:

- FOR GENERAL NOTES REFER TO DWG. 001.
- JETTY STRUCTURE TO BE TIMBER.
- ROOF BOAT STORAGE ROOF TO BE COLORBOND.
- LADDERS TO BE GRADE 316 STAINLESS STEEL.

CADASTRAL PARCEL PLAN
 1:2000

FOR APPROVAL

Rev No	Revision note	Date	Checked	Approved
A	FOR DA SUBMISSION	19/09/2025	NP	MS
B	UPDATED AS CLOUDED	23/03/2026	NP	MS



Burbury CONSULTING
 Project Management & Engineering

ABN 75 146 719 959
 P.O. BOX 354
 SOUTH HOBART, TAS 7004
 P: (03) 6223 8007
 F: (03) 6223 1143
 E: admin@burburyconsulting.com.au

COPYRIGHT ©
 "This document is and shall remain the property of Burbury Consulting Pty Ltd. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited"

Drawn By	Date
R.PARKER	13/11/2024
Designed By	Date
R. PARKER	13/11/2024
Checked By	Date
M. SCANLON	13/11/2024
Approved By	Date
K. MAHENDRAN	

Client	Project	Title	Scale	Sheet	Drawing No.	Rev
JANDAKAYA Pty. Ltd.	4101 CHANNEL HIGHWAY, PROPOSED JETTY	CADASTRAL PARCEL PLAN	1:2000	A3	1922 - 006	B

Kingborough Council

Development Application: DA-2025-82

Plan Reference No: P4

Date Received: 25/3/2026

Date placed on Public Exhibition: 11/4/2026

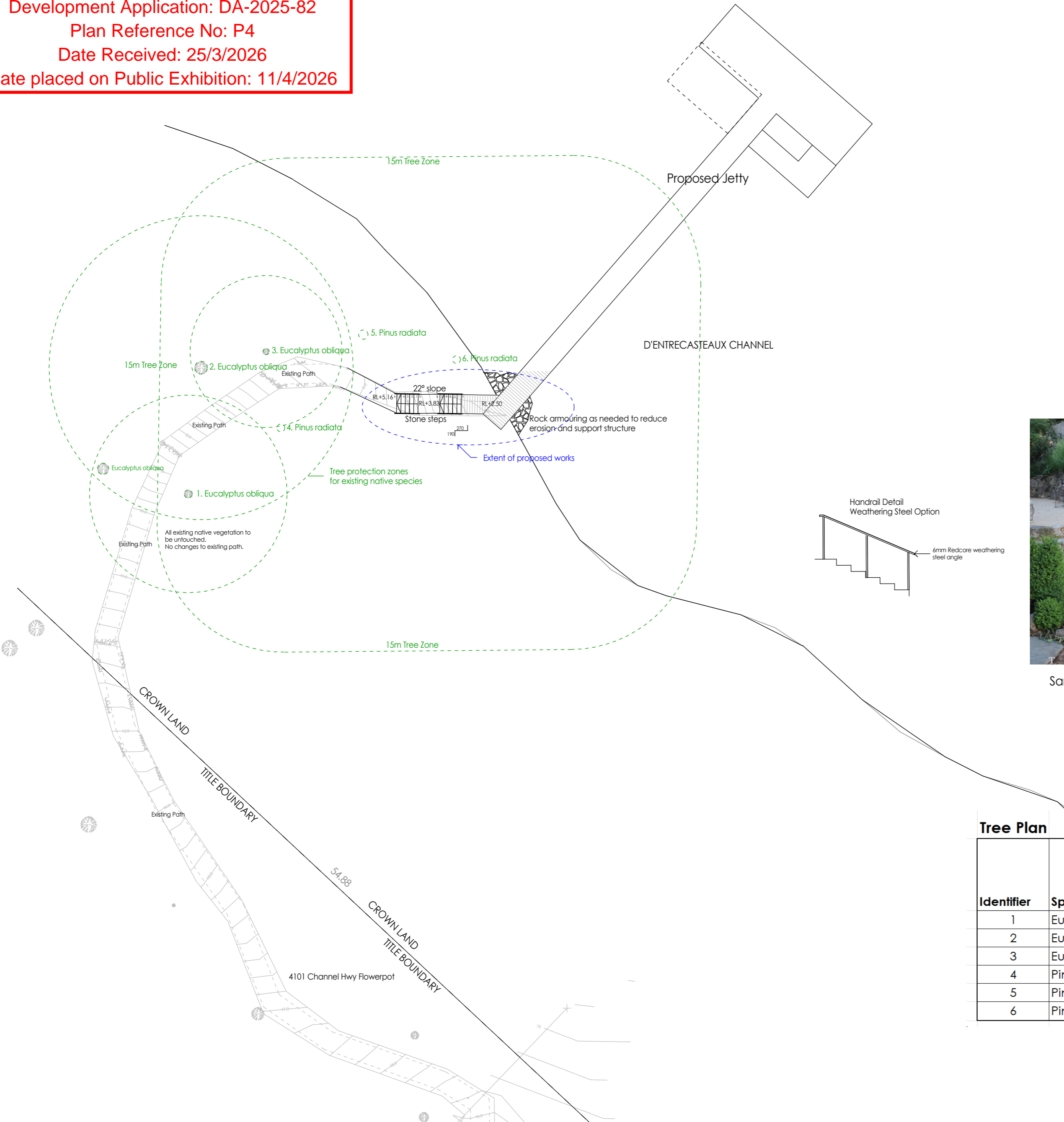


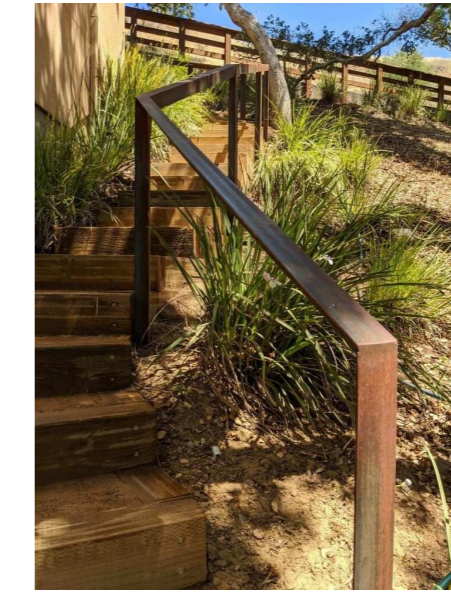
TABLE 4
CLASSIFICATION SYSTEM—CLASS 4

Item	Description
Overview	<p>Opportunity for visitors to explore and discover relatively undisturbed natural environments along defined and distinct tracks with minimal (if any) facilities.</p> <p>Users can expect opportunities to observe and appreciate the natural environment without provision of interpretive signage.</p> <p>Users can expect opportunities for solitude with few encounters with others.</p>
Elements for classification*	
Track conditions	Generally distinct without major modification to the ground. Encounters with fallen debris and other obstacles are likely.
Gradient	Limited to environmental and maintenance considerations.
Signage	Minimal signage for management and directional purposes.
Infrastructure	Facilities generally not provided except for specific safety and environmental considerations.
Terrain	Users require a moderate level of specialized skills such as navigation skills. Users may require maps and navigation equipment to successfully complete the track. Users need to be self-reliant, particularly in regard to emergency first aid and possible weather hazards.
Weather	Storms and severe weather may affect navigation and safety.

Track design to meet AS 2156.1-2001 Class 4



Sandstone rubble steps



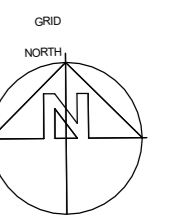
Weathering steel handrail option



Mudstone rock to be placed at edges to retain gravel where needed and to help reduce erosion. Shallow, rock paved gutters to be provided across the path where the natural runoff indicates.

Tree Plan

Identifier	Species	Trunk diameter at 1.4m	High conservation sp., DBH > 70 or nesting hollows?	Extent of TPZ	Retain or remove
1	<i>Eucalyptus obliqua</i>	520mm	No	6.24mR	Retained
2	<i>Eucalyptus obliqua</i>	800mm	Yes	9.6mR	Retained
3	<i>Eucalyptus obliqua</i>	400mm	No	4.8mR	Retained
4	<i>Pinus radiata</i>	500mm	No	na	Retained
5	<i>Pinus radiata</i>	600mm	No	na	Retained
6	<i>Pinus radiata</i>	500mm	No	na	Retained



NOTES
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND ANY BY-LAWS THAT MAY APPLY. PRIOR TO COMMENCING ANY CONSTRUCTION OR EARTHWORKS OWNER MUST CONTACT LOCAL COUNCIL AS PLANNING, BUILDING, PLUMBING OR EARTHWORK PERMISSIONS MAY APPLY. IT REMAINS THE OWNERS RESPONSIBILITY THAT PERMISSIONS ARE SOUGHT AND ADHERED TO. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR OTHERWISE DEALT WITH WITHOUT THE WRITTEN CONSENT OF SUSAN MCKINNON - DESIGNER. THESE DRAWINGS ARE COPYRIGHT.

CLIENT DETAILS
'ELANDRA'
4101 CHANNEL HIGHWAY FLOWERPOT
FOR OIWAH THAM & THILO WESTERHAUSEN

SCALE
1:200 A2
DATE
12-03-2026
JOB NUMBER
THAMWESTERHAUSEN-07-2020

SUSAN MCKINNON
LANDSCAPE & GARDEN DESIGN

JETTY TRACK LANDSCAPE PLAN