

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-111
Proposal: Extension to visitor accommodation
Subject Site: 4101 Channel Highway, Flowerpot
Responsible Planning Officer: Vinodha Manimaran

Advertised Documents:

- Application Plans
- Bushfire Hazard Report
- Landslide Risk Assessment Report
- Agricultural Assessment Report

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 **2 June 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.





Kingborough

KINGBOROUGH COUNCIL

APPLICATION FOR PLANNING PERMIT

Notice is hereby given that an application has been submitted to the Kingborough Council for:

Proposal:

Extension to visitor accommodation

On this site:

4101 Channel Highway, Flowerpot

Application Number:

DA-2026-111

The application and plans may be viewed during office hours at the public office of **Kingborough Council, 15 Channel Highway, Kingston**, or at <https://www.kingborough.tas.gov.au/development/planning-notices/>

Any representation must be lodged in writing with the **Chief Executive Officer, Locked Bag 1, Kingston 7050** or by email to kc@kingborough.tas.gov.au and should quote the Application Number.

Representation Closing Date:

2 June 2026

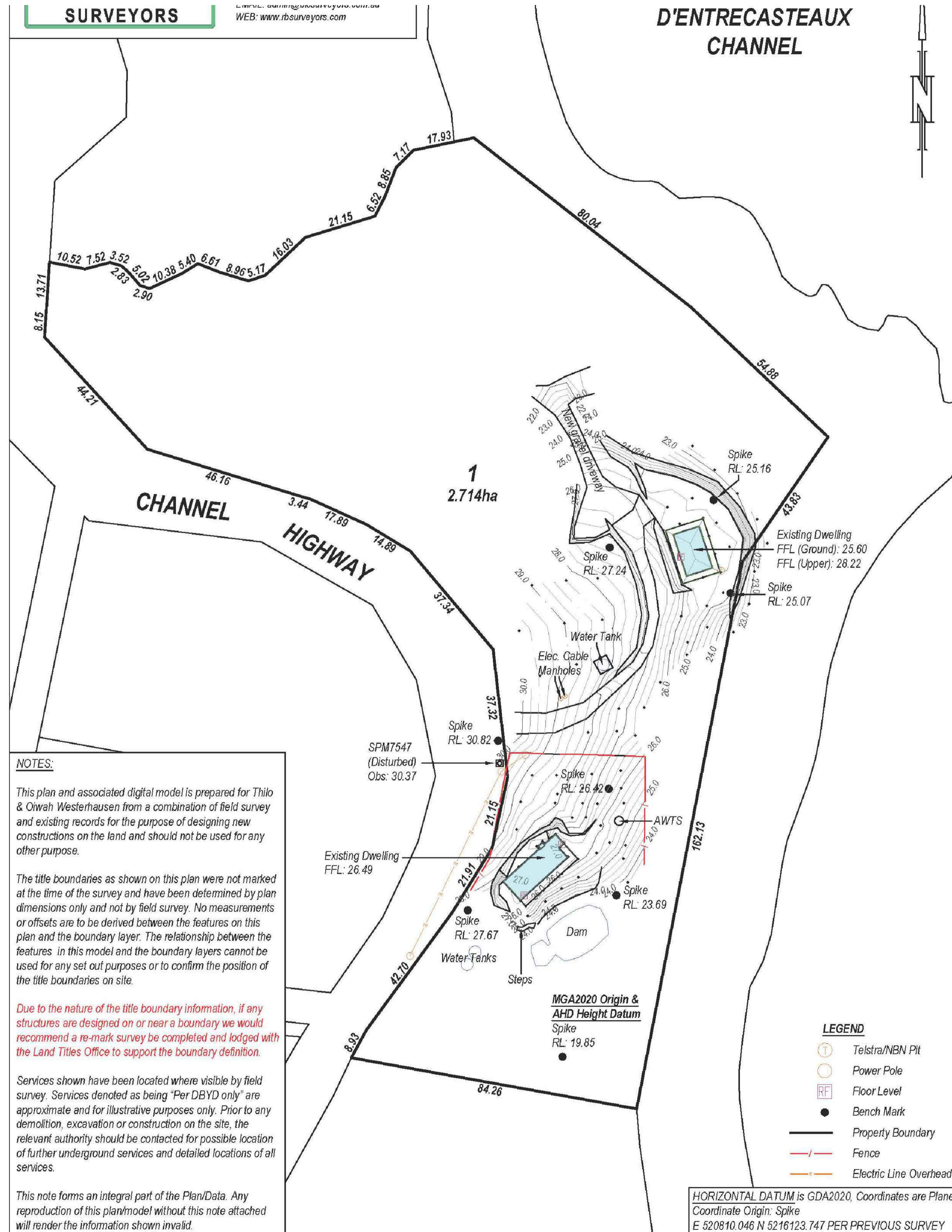
Dave Stewart
CHIEF EXECUTIVE OFFICER

It is an infringement offence to remove or obscure this public notice before the period to make representation has expired.



- LEGEND**
- 1 REGENERATED DAM INTO A POND - COMPLETED (DA-2022-64)
 - 2 EXISTING VISITOR ACCOMMODATION - COMPLETED (DA-2022-64)
 - 2a EXISTING VISITOR ACCOMMODATION WATER TANKS - COMPLETED (DA-2022-64)
 - 3 PROPOSED EXTENSION TO THE VISITOR ACCOMMODATION - NEW PLANNING PERMIT APPLICATION
 - 4 EXISTING VISITOR CARPARKING - COMPLETED (DA-2022-64)
 - 5 HARDSTAND AREA WITH WATEROFF TAKE - COMPLETED (DA-2022-64)
 - 6 MAIN HOUSE - PROPOSED TO REDUCED BY 100M² - NOT COMPLETED (DA-2022-64). PLEASE NOTE THE EXISTING DWELLING WAS PROPOSED TO BE REMOVED IN ORDER FOR THE MAIN HOUSE TO REPLACE THE EXISTING DWELLING.
 - 7 ANCILLARY DWELLING - NOT COMPLETED (DA-2022-64)
 - 8 SAUNA STRUCTURE - NOT COMPLETED (DA-2022-64)
 - 9 EXISTING SHED TO REMAIN
- HAZARD MANAGEMENT AREA. REFER TO THE BHMP. BAL 29 RATING

Kingborough Council
Development Application: DA-2026-111
Plan Reference No: P2
Date Received: 12/5/2026
Date placed on Public Exhibition: 20/5/2026



NOTES:

This plan and associated digital model is prepared for Thilo & Oiwah Westerhausen from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the Land Titles Office to support the boundary definition.

Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

- LEGEND**
- Telstra/NBN Pit
 - Power Pole
 - Floor Level
 - Bench Mark
 - Property Boundary
 - Fence
 - Electric Line Overhead

HORIZONTAL DATUM is GDA2020, Coordinates are Plane
Coordinate Origin: Spike
E 520810.046 N 5216123.747 PER PREVIOUS SURVEY

Date:	Contour interval:	Reference:
23-08-2024	0.250m	WESTT01 10036-06

Contour & Detail Plan

SITE SURVEY
1:500

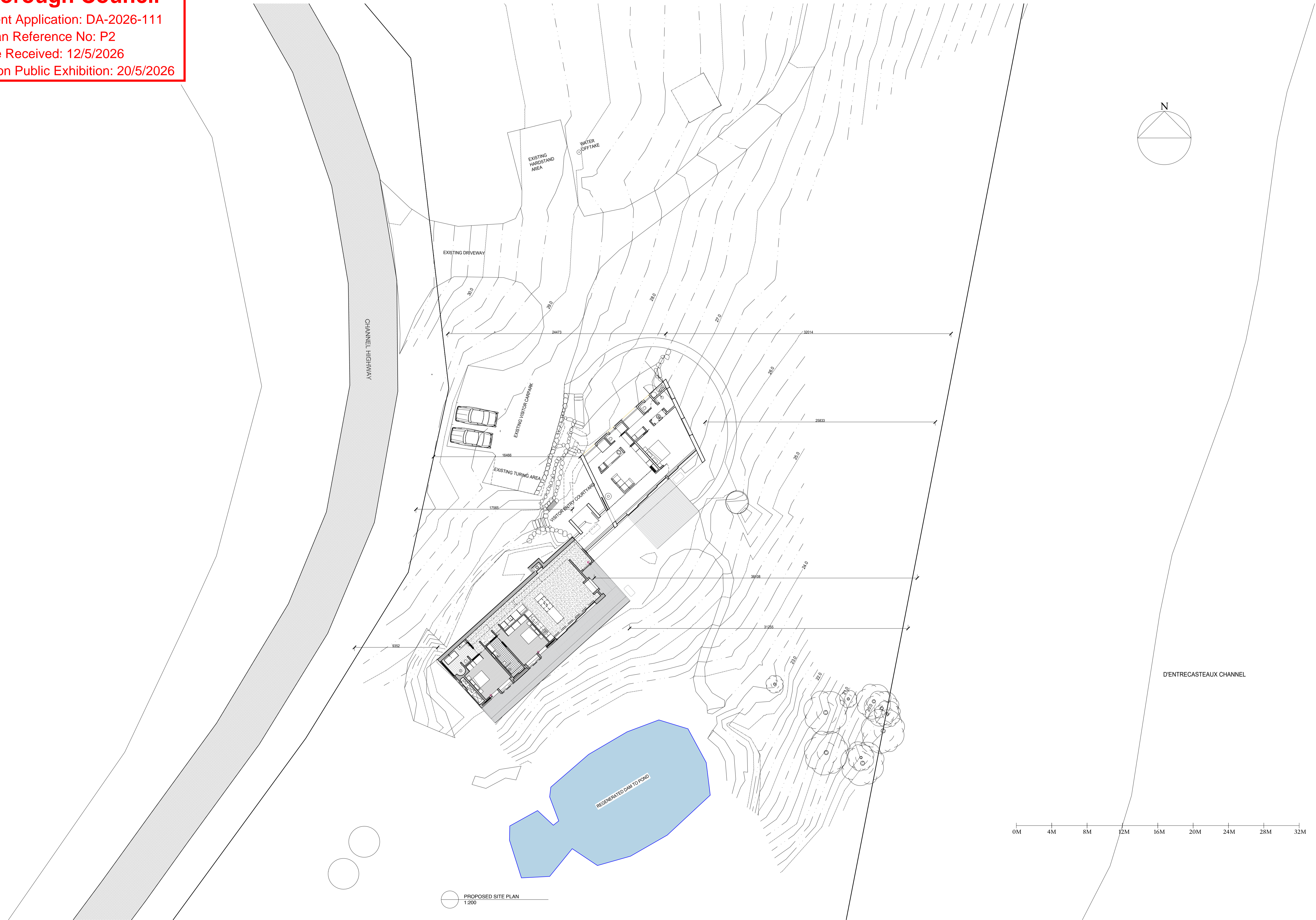
Kingborough Council

Development Application: DA-2026-111

Plan Reference No: P2

Date Received: 12/5/2026

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PROPOSED SITE PLAN
1:200

01 Biotope

02 Architecture and Interiors
14 Mollie Street, Hobart, TAS 7000
T +03 6292 9277
M +61 0429 726 588
hello@biotope.net.au
biotope.net.au

03 PROJECT
Elandra - The Pond Retreat ©
4101 Channel Hwy, Flowerpot,
TAS 7163, Australia
Visitor Accommodation - Extension

04 PHASE
Development Application

05 SCALE
1:200 @ A1
4M

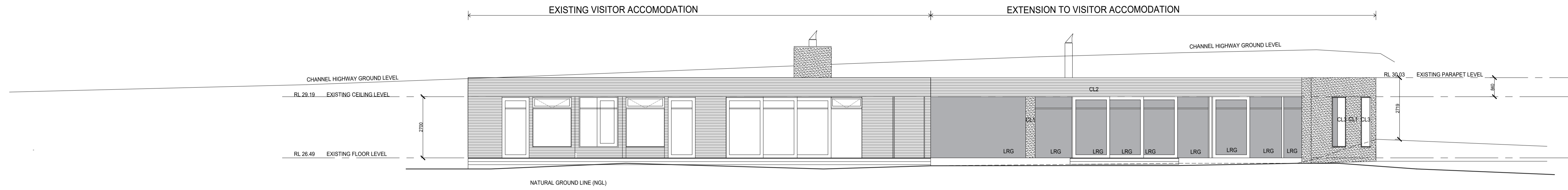
06 DATE
12-05-2026

DRAWING
03a

07 REVISIONS

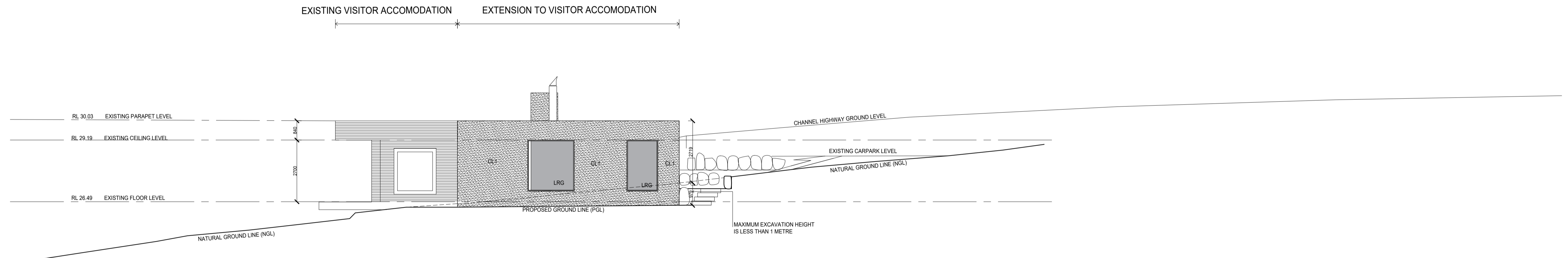
08

Visitor
Lounge

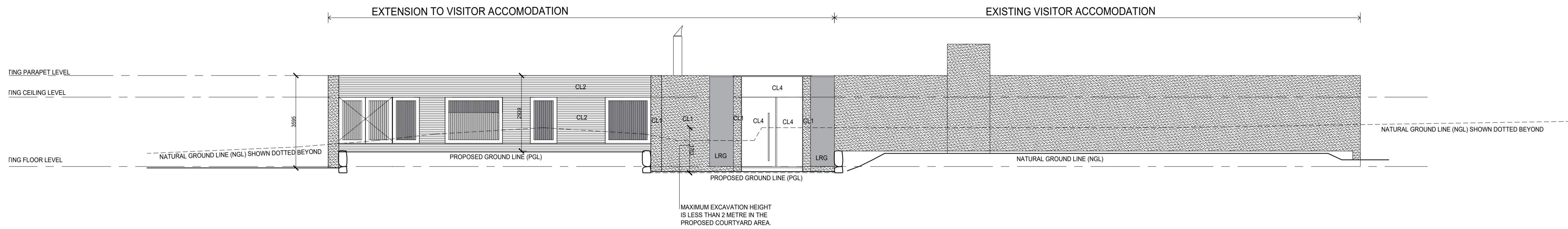


- LEGEND
- CL1 RAMMED EARTH TO MATCH EXISTING
 - CL2 CHARRED TIMBER TO MATCH EXISTING
 - CL3 6MM THICK CORTEN WINDOW REVEAL
 - CL4 CORTEN LINED DOOR, PANEL AND SOFFIT
 - LRG LOW REFLECTANCE GLAZING

EAST ELEVATION
1:200

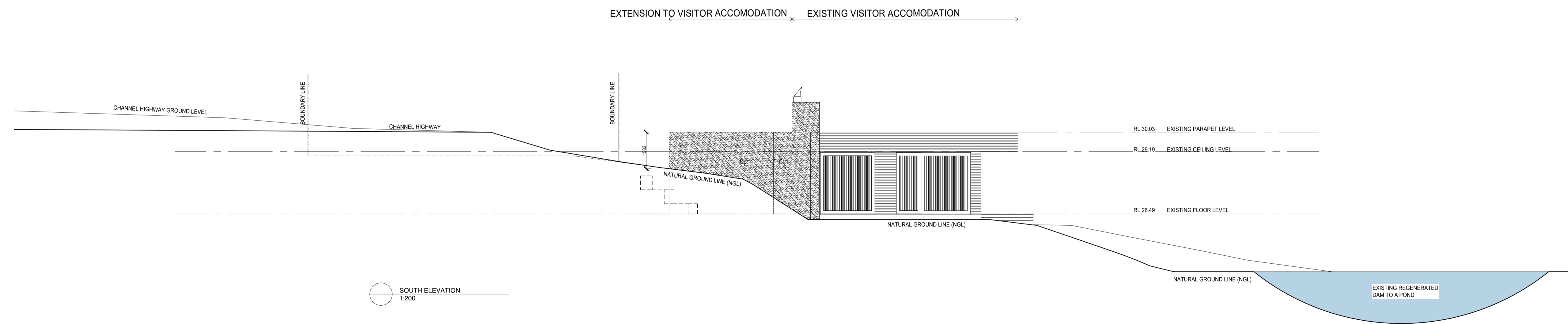


NORTH ELEVATION
1:200



- LEGEND
- CL1 RAMMED EARTH TO MATCH EXISTING
 - CL2 CHARRED TIMBER TO MATCH EXISTING
 - CL3 6MM THICK CORTEN WINDOW REVEAL
 - CL4 CORTEN LINED DOOR, PANEL AND SOFFIT
 - LRG LOW REFLECTANCE GLAZING

WEST ELEVATION
1:200



SOUTH ELEVATION
1:200