

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	DA 92 / 2025
ADDRESS:	209 Old Jetty Road, Eaglehawk Neck (CT 55610/12)
DESCRIPTION:	Residential – Construction of an Outbuilding

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **20 November 2025**.

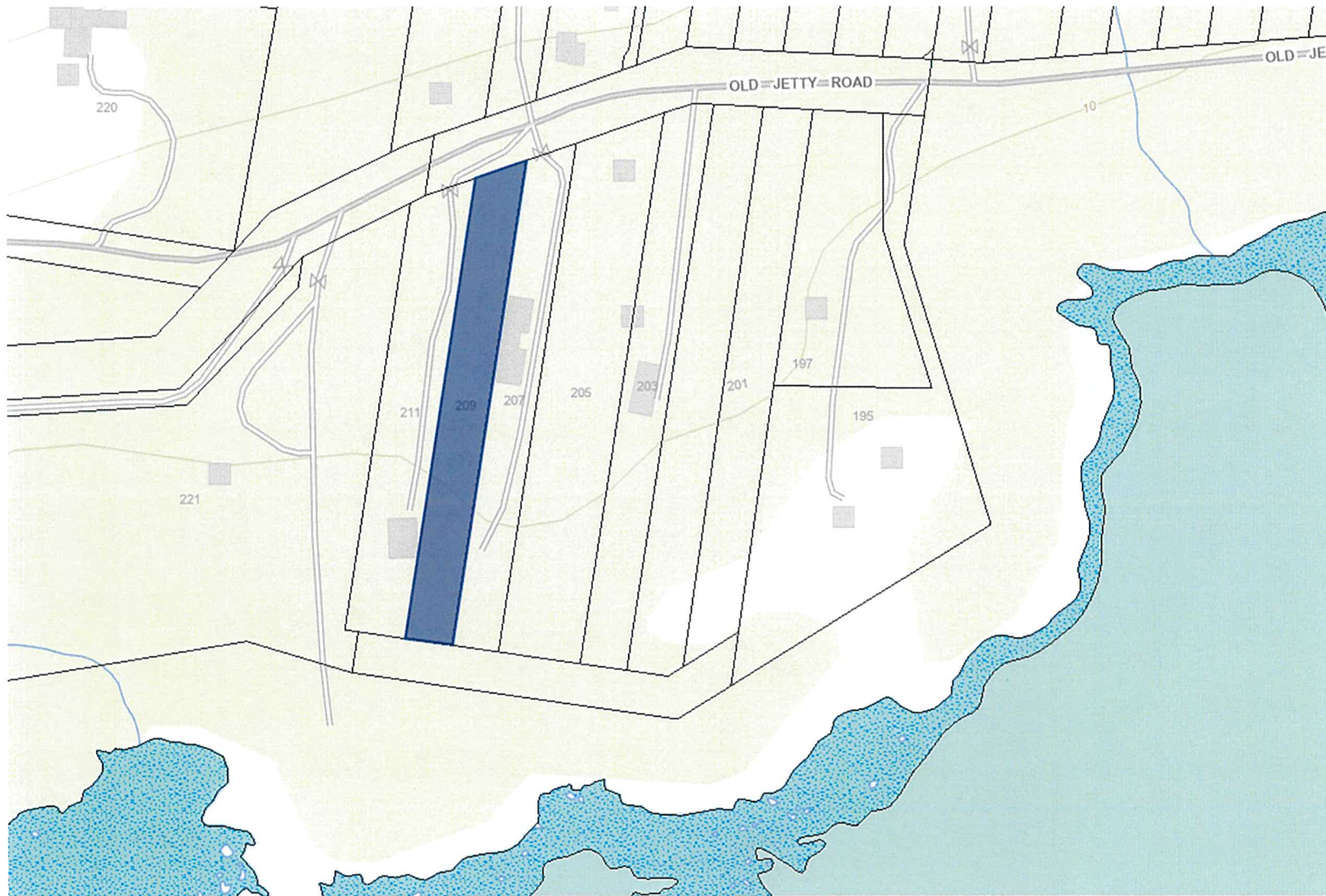
Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **20 November 2025**. Late representations will not be considered.



A handwritten signature in black ink, appearing to read 'Blake Repine'.

Blake Repine
General Manager
Date: 07 November 2025

DA 92 / 2025, 209 Old Jetty Road, Eaglehawk Neck (CT 55610/12) – The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at www.tasman.tas.gov.au until the date representations close 20 November 2025. The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



TASMAN COUNCIL

A Natural Escape



Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representors, referral authorities and any other persons/bodies interested in the proposal. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

* Indicates mandatory field

APPLICANT DETAILS*

FULL NAME	JOHN KINGSHOTT		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

☐ New Dwelling	☐ Extension/ Addition
☒ New Shed/ Outbuilding	☐ Demolition
☐ Subdivision/ Boundary Adjustment	☐ Visitor Accommodation
☐ Change of Use	☐ Other (please specify – right)
☐ Commercial/ Industrial Building	

Are any of the components in this application seeking retrospective approval?*

E.g. Use and/or development that has commenced without a planning permit.
(If yes, please specify the relevant components)

☐ Yes

☒ No

PRESENT USE OF LAND/ BUILDING(S)*

VACANT LAND

ADDRESS: 1713 Main Road, NUBEENA TAS 7184 | PHONE: (03) 6250 9200

EMAIL: tasman@tasman.tas.gov.au | WEB: www.tasman.tas.gov.au

ABN: 63 590 070 717

LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	209 OLD JETTY ROAD EAGLEHAWK NECK		
CERTIFICATE OF TITLE: FOLIO NUMBER	55610	LOT NUMBER	12

FLOOR AREA*	
Existing floor area (square metres):	Proposed floor area (square metres): 36
CAR PARKING*	
Number existing 0	Number proposed 2

SITE CONTAMINATION*	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	☐ Yes ☒ No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	☐ Yes ☒ No
VEGETATION REMOVAL*	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	☒ Yes ☐ No
VALUE*	
Value of work (inc. GST)	~ \$30,000

Please complete both declarations if you are making the application but not the owner

DECLARATION BY APPLICANT*

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
SIGNATURE OF APPLICANT	John Kingshott
NAME OF APPLICANT (PLEASE PRINT)	JOHN KINGSHOTT
DATE	3/10/25

DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> .	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	
DATE	
NAME/S OF OWNER/S NOTIFIED	
DATE	

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the *Land Use Planning and Approvals Act 1993*).

DECLARATION	I, _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application.
SIGNATURE OF MINISTER/ GENERAL MANAGER	
DATE	

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
PLANT/ MACHINERY			
Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)			☐ Yes ☐ No
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.)			☐ Yes ☐ No
If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?		Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.	
If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?		Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
GOODS DELIVERIES			
Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)			☐ Yes ☐ No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

PLANNING PERMIT – APPLICATION CHECKLIST – MANDATORY

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application.

If you are unclear on any aspect of your application, please phone **(03) 6250 9200** to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

Please note that the following information is required by Clause 6.1 of the State Planning Provisions. An application will not be considered to be a valid application and will not be processed without the required information as detailed below.

Please complete the below checklist



Completed Application Form - Required

All sections filled out correctly and owner details match those listed on the title documents
Application form includes a detailed cost estimate of the proposal



Written Submission - Required

Description of the proposed development
Justification addressing the Performance Criteria (if applicable)



Title Documents - Required

Current copy of the Certificate of Title (Folio Plan and Text Page)
Copies of any restrictive covenants, easements, or other relevant documents.



Site Plan - Required

Drawn to scale
Shows the location of the proposed development including setback distances from boundaries
Includes existing structures, property boundaries, access points, driveways, parking areas, rainwater tanks and any natural features (vegetation and waterways)



Floor Plan and Elevations - Required

Detailed floor plans of the proposed development
Elevations showing the height and external appearance



Stormwater and Servicing Plan - Required

Details on how stormwater will be managed on-site
Information about connections to utilities (water, sewer, electricity)
Elevations showing the height and external appearance of all water tanks



Landscaping Plan - if applicable

Details of existing vegetation to be retained or removed



Supporting Reports and Assessments - if applicable

Bushfire Hazard Management Plan and Report
Traffic Impact Assessment
Natural Values Assessment
Onsite Wastewater Assessment

Dated: **03/10/2025**

Signed:



Please note the following:

Application fees will be invoiced upon initial assessment, this is within 4 business days of submission.
If this application results in building works occurring on the property, applicant and/or owner information including name and contact details will be provided to the Office of the Valuer General for the purpose of undertaking a valuation inspection of the property / building works.

POTENTIALLY CONTAMINATING ACTIVITIES	
Agricultural Fertiliser Manufacture	Metal Founders
Asbestos Production and Manufacture	Metal Sprayers
Battery Manufacture and Recycling	Metal Treatments and Picklers
Chemical Manufacture or Formation	Mining and Extractive Industries
Defence Establishments and Training Areas	Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.)
Drum Reconditioning Wastes	Petroleum and Petrochemical Industries
Dry Cleaning Establishments	Pharmaceutical Manufacture or Formation
Electroplating	Printers
Explosives Production and Storage	Railway Yards
Fuel Depots and Storage Areas	Sanitary and Refining
Galvanisers	Scrap Yards
Gas Works	Service Stations
Gun, Pistol and Rifle Clubs	Smelting and Refining
Hazardous Waste Landfills	Tannery or Fellmongery or Hide Curing Works
Industrial Cleaners	Wood Treatment and Preservation Sites
Lime Burners	

SEARCH OF TORRENS TITLE

VOLUME 55610	FOLIO 12
EDITION 2	DATE OF ISSUE 11-Jan-2016

SEARCH DATE : 03-Oct-2025

SEARCH TIME : 10.35 AM

DESCRIPTION OF LAND

Parish of LORAINAH, Land District of PEMBROKE
 Lot 12 on Diagram 55610 (formerly being 365-28D)
 Derivation : Part of Lot 29339. Gtd. to A.J.T. Fazackerley.
 Prior CT 3348/11

SCHEDULE 1

E2452 TRANSFER to JOHN MARTIN KINGSHOTT Registered
 11-Jan-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

DIAGRAM FROM ACTUAL SURV

0365
28

COUNTY OF PEMBROKE
PARISH OF LORAINAH

REGISTERED NUMBER
55610

No. OF APPLICATION

G. G. Gourlay On 193-106a.

Scale 2 CH to an inch

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

Lot 29339 15-0-0 A.T. Fugackerly

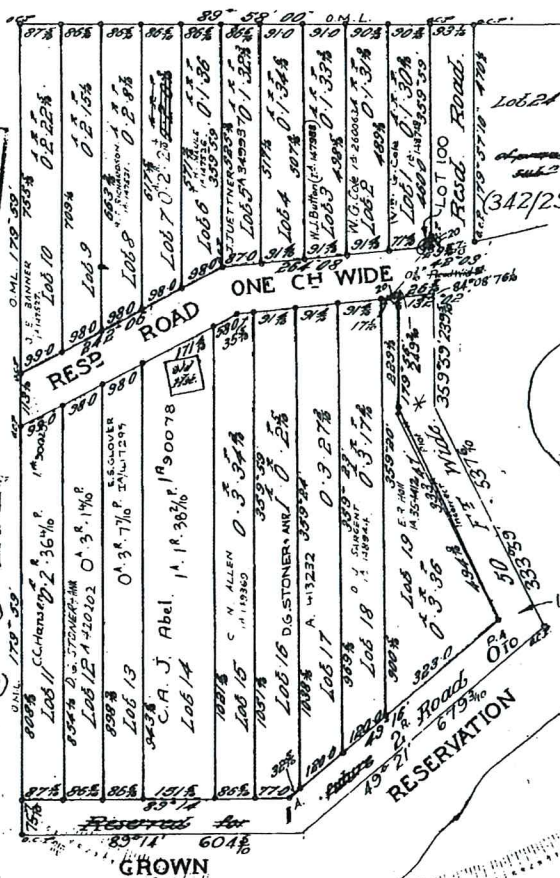
Crown Land

SEE INSIDE FIELD
NOTES FOR REPEC.
Lot 10

THIS MAP IS BASED
ON THE SURVEY
Lot 102-18
(S.P. 106460)

Crown
Land

(P.101513)
244
(S.P. 129956)



LOT NUMBER 100 101
31.1.51.25

Michael Sim

Eagle
Hawk
Bay

Notes of Instructions
Survey commenced
Survey finished
Error of class 1 in

Plot
Computations Checked
Examination as to Boundaries
Entered on Diagrams
Entered on General Plan
Shade Permanent Marks
Finally examined

May be acted upon
Acted upon

PURCHASER'S NAME	ACT	DATE OF CONTRACT	GRANTED
1 Geoffrey William G... of Austin's Ferry Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2 dated 3rd July, 1946.			
Authorised Surveyor			
Listed this 27th day of November 1952			

Report
Official confirmed
Meeting 14/9/52
Authorised Surveyor

* E166361 ORDER, OVERRIDING INTERESTS OVER
THE LAND COMPRISED IN LOT 1 ON P165333 MARKED ROAD 50 FT
WIDE AND ROAD WIDENING ARE EXTINGUISHED PURSUANT TO SECTION
84C OF THE CONVEYANCING AND LAW OF PROPERTY ACT 1884.

24 JAN 2020
DATE

RECORDED OF TITLES

Samantha Stansbie

From: Michelle McPherson
Sent: Thursday, 2 October 2025 8:18 AM
To: Samantha Stansbie
Subject: FW: Application for carport 209 Old Jetty Road Eaglehawk Neck

Michelle McPherson
Customer Services Officer



Phone: 03 6250 9200
Email: michelle.mcpherson@tasman.tas.gov.au
Website: www.tasman.tas.gov.au
Postal: 1713 Main Road, Nubeena, Tasmania, 7184

The information contained in this email and any attached files is strictly private and confidential. This email should be read by the intended addressee only. If the recipient of this message is not the intended addressee, please call Tasman Council on 03 6250 9200 and promptly delete this email and any attachments. The intended recipient of this email may only use, reproduce, disclose or distribute the information contained in this email and any attached files with Tasman Councils' permission. If you are not the intended addressee, you are strictly prohibited from using, reproducing, disclosing or distributing the information contained in this email and any attached files. Tasman Council advises that this email and any attached files should be scanned to detect viruses. Tasman Council accepts no liability for loss or damage (whether caused by negligence or not) resulting from the use of any attached files

From: John Kingshott
Sent: Wednesday, 1 October 2025 8:56 AM
To: Tasman Info <tasman@tasman.tas.gov.au>
Subject: Application for carport 209 Old Jetty Road Eaglehawk Neck

Hi Samantha,

The vegetation to be removed includes two small to medium sized radiata pine trees, several dogwood and wattle shrubs and four or five clumps of cutting grass. This is to clear the 6mx6m carport site and the 2mx6m area connecting to the driveway of 211 Old Jetty Road.

Please contact me if you need any more information

Thanks

John Kingshott

**Have a qualified inspector provide a comprehensive report at the best price.
Get a discount off your report if you are the owner.***

[Purchase a report](#)

* Find out more about purchasing a report as an owner.



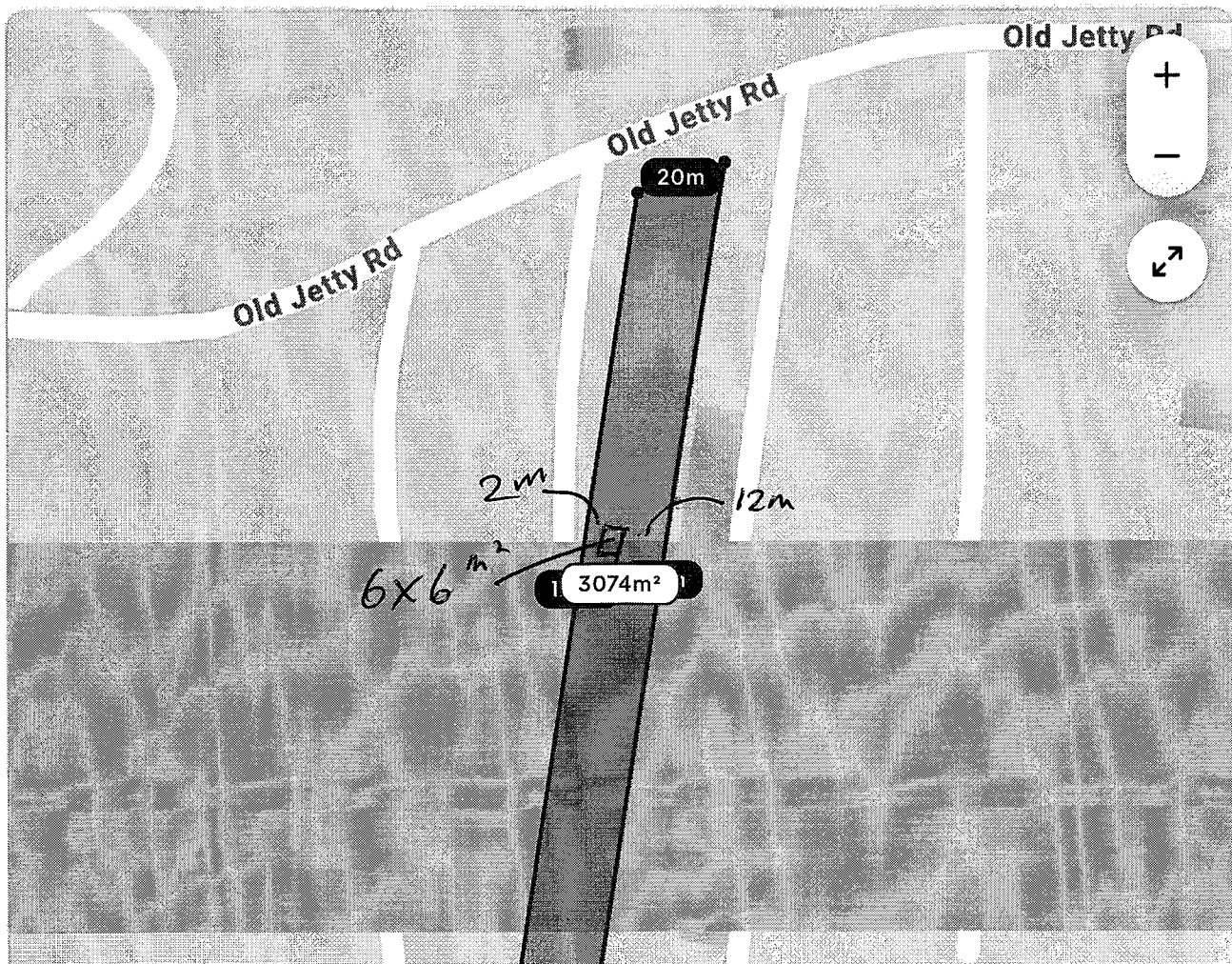
About this data

Property boundary

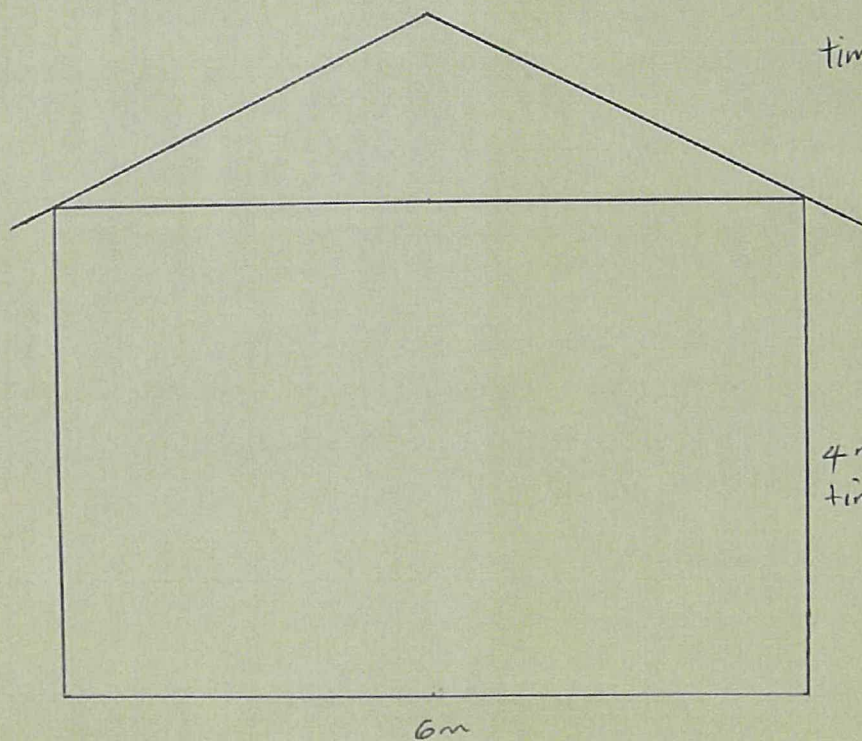
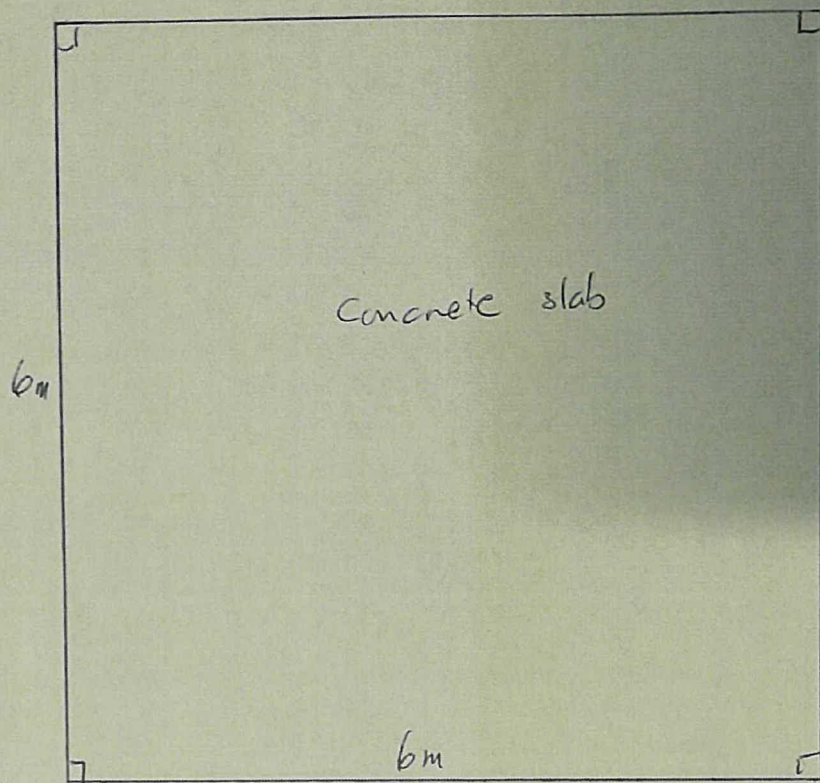
Explore the location and property boundary, including the measurements of fence lines and building area

Default

Satellite



Carport for 209 Old Jetty Road.



timber and iron
roof.

4m
timber posts x 4

Samantha Stansbie

From: John Kingshott
Sent: Friday, 24 October 2025 9:51 AM
To: Samantha Stansbie
Subject: Re: DA 92 / 2025 - 209 Old Jetty Road, Eaglehawk Neck

Him Samantha,
Additional information requested.

1, The proposed carport is for the use of the occupants of 211 Old Jetty Road and will be accessed from the existing driveway of 211 Old Jetty Road. Please note that I am the owner of both 211 and 209 Old Jetty Road. I have no plans for further development of 209 Old Jetty Road.

2, a. The compressed gravel access from the driveway of 211 Old Jetty Road will be about 2 meters in length and 7.5 meters wide (see diagram).

b. The concrete slab of the carport will sit on a compacted gravel base which will extend to the existing gravel driveway of 211 Old Jetty road.

c. The bushfire hazard management plan for 211 and 209 Old Jetty Road involves maintaining a tree free, native bush garden zone and gravel parking areas around the existing buildings and proposed carport. Water is available to extinguish any fires from existing tanks and hoses which are part of the house on 211 Old Jetty Road.

d. Guttering and water collection is not planned for the proposed carport. Gravel surrounding the concrete slab and native bush garden will help absorb runoff from the roof of the carport. Existing drains around the house at 211 Old Jetty road along with the current natural drainage into Eaglehawk Bay will continue to protect the properties from flooding.

Thanks

John Kingshott

