

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-106
Proposal: Outbuildings x 4 (new and retrospective)
Subject Site: 38 Manuka Road, Oyster Cove
Responsible Planning Officer: Benjamin Allen

Advertised Documents:

- Application Plans
- Bushfire Hazard Assessment

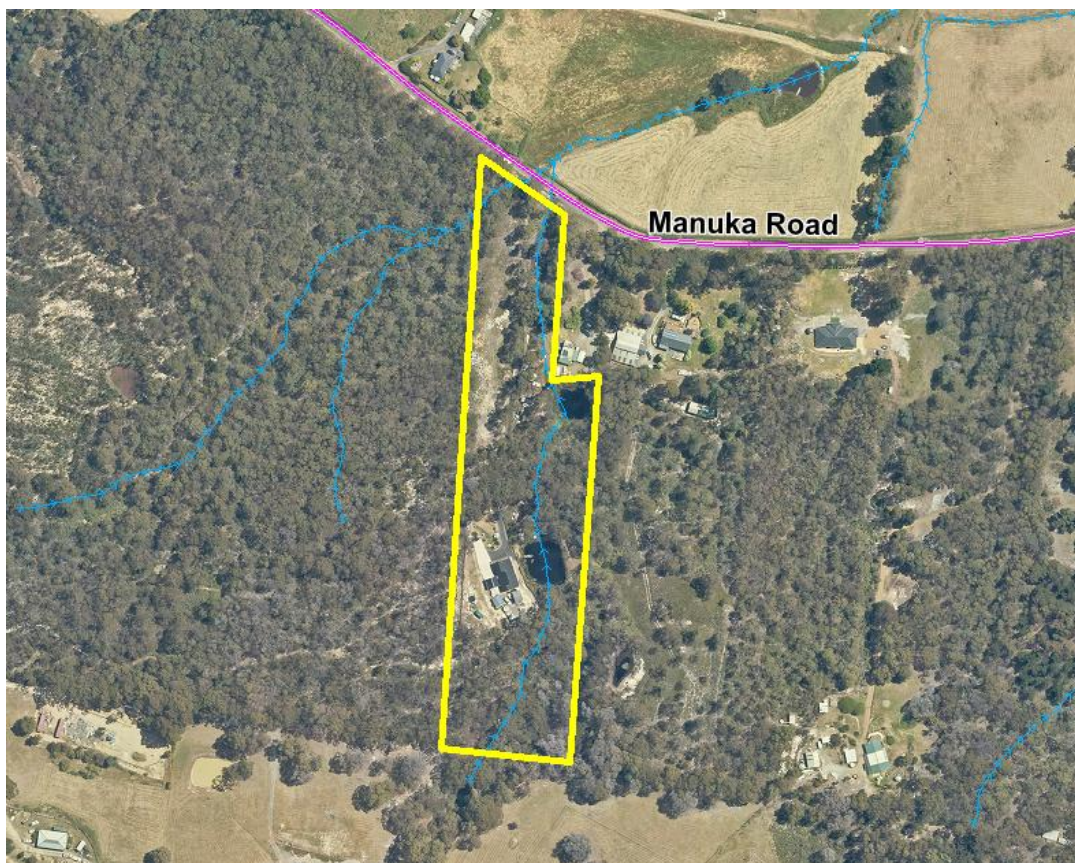
Available upon request:

- Application Form
- Copy of Title
- Environmental Management Plan

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 **10 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.



PROPOSED NEW SHED & EXISTING CARPORT (RETROSPECTIVE)

38 MANUKA ROAD

OYSTER COVE

CT: 48534/1

DRAWING INDEX:

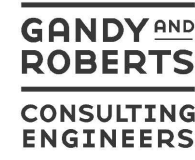
	REVISION:	DATE:
A001 SITE PLAN	REV 2	12.05.2026
A002 DEMOLITION PLAN	REV 2	12.05.2026
A003 PARTIAL SITE PLAN - CARPORT & PROPOSED SHED	REV 2	12.05.2026
A004 PARTIAL SITE PLAN - CONTAINER & SITE SHED	REV 2	12.05.2026
A005 TREE PLAN - CARPORT & PROPOSED SHED	REV 2	12.05.2026
A006 TREE PLAN - 20m PASSING BAY	REV 2	12.05.2026
A101 CARPORT PLAN & ELEVATIONS	REV 2	12.05.2026
A102 PROPOSED SHED PLAN & ELEVATIONS	REV 2	12.05.2026
A103 CONTAINER & SITE SHED PLAN & ELEVATIONS	REV 2	12.05.2026
H101 ROOF DRAINAGE PLAN	REV 2	12.05.2026

6/19/2025 11:26:56 AM D:\PROJECTS\24.0190 38 Manuka Road\manCAD files\24.0190 S 2013.dwg

Kingborough Council

Development Application: DA-2026-106
 Plan Reference No: P2
 Date Received: 19/5/2026
 Date placed on Public Exhibition: 27/5/2026

APP'D	DATE
JC	12.05.2026
JC	19.03.2026



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 OYSTER COVE

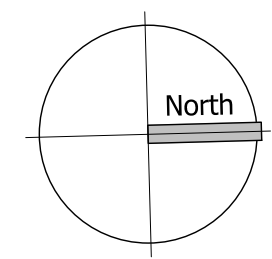
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 DRAWING INDEX & NOTES



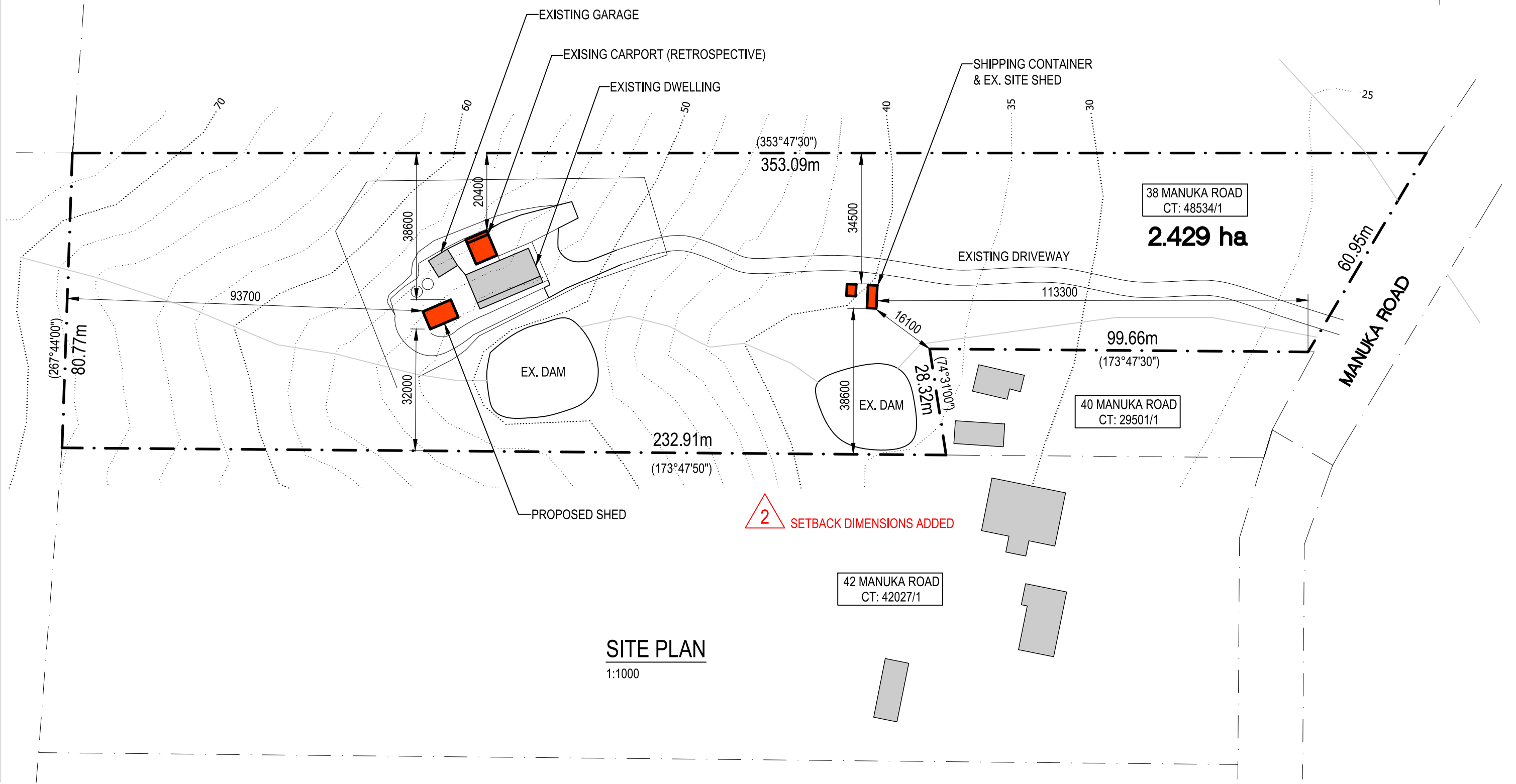
SCALE
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PROJECT	DRAWING	REVISION
24.0190	A001	2

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MANUKA ROAD
CT: 102532/1
KINGBOROUGH
COUNCIL



2 SETBACK DIMENSIONS ADDED

SITE PLAN
1:1000

38 MANUKA ROAD
CT: 48534/1
2.429 ha

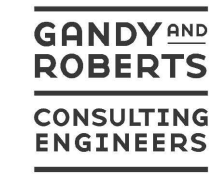
40 MANUKA ROAD
CT: 29501/1

42 MANUKA ROAD
CT: 42027/1

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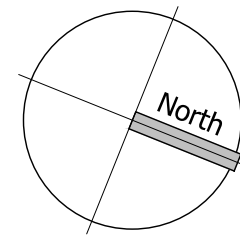
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OYSTER COVE
DRAWING TITLE
SITE PLAN

0 50mm		SCALE 1:1000@A3
DRAWN SCA		CHECKED JC
PROJECT 24.0190	DRAWING A001	REVISION 2



EXISTING STEEL CLAD FENCE AROUND DWELLING

PROPERTY BOUNDARY

EX. 2.5m x 3m TIMBER SHED (GYM)
DISMANTLED AND REMOVED (SEPTEMBER 2025) AS PER KINGBOROUGH COUNCIL ORDER REF: ENF-2024-28

EX. 3m x 3m GALV. METAL GARDEN SHED TO BE DISMANTLED AND REMOVED AS PER KINGBOROUGH COUNCIL ORDER REF: ENF-2024-28

EX. GARAGE

LEAN-TO
CARPORT

EXISTING CONCRETE DRIVEWAY

EXISTING DRIVEWAY/HARD STAND

EX. DWELLING

VERANDAH

EX. DECK AND COVERED BBQ AREA DISMANTLED AND REMOVED (OCTOBER 2025) AS PER KINGBOROUGH COUNCIL ORDER REF: ENF-2024-28

EX. 6m x 5m COVERED DECK DISMANTLED AND REMOVED (OCTOBER 2025) AS PER KINGBOROUGH COUNCIL ORDER REF: ENF-2024-28

EXISTING DRIVEWAY

EXISTING BITUMEN DRIVEWAY

DEMOLITION PLAN

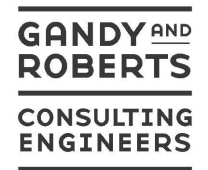
1:200

3 Manuka Road\manucaCAD_files\24.0190 S 2013.dwg

NOTE: DO NOT SCALE OFF THIS DRAWING

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DEMOLITION PLAN



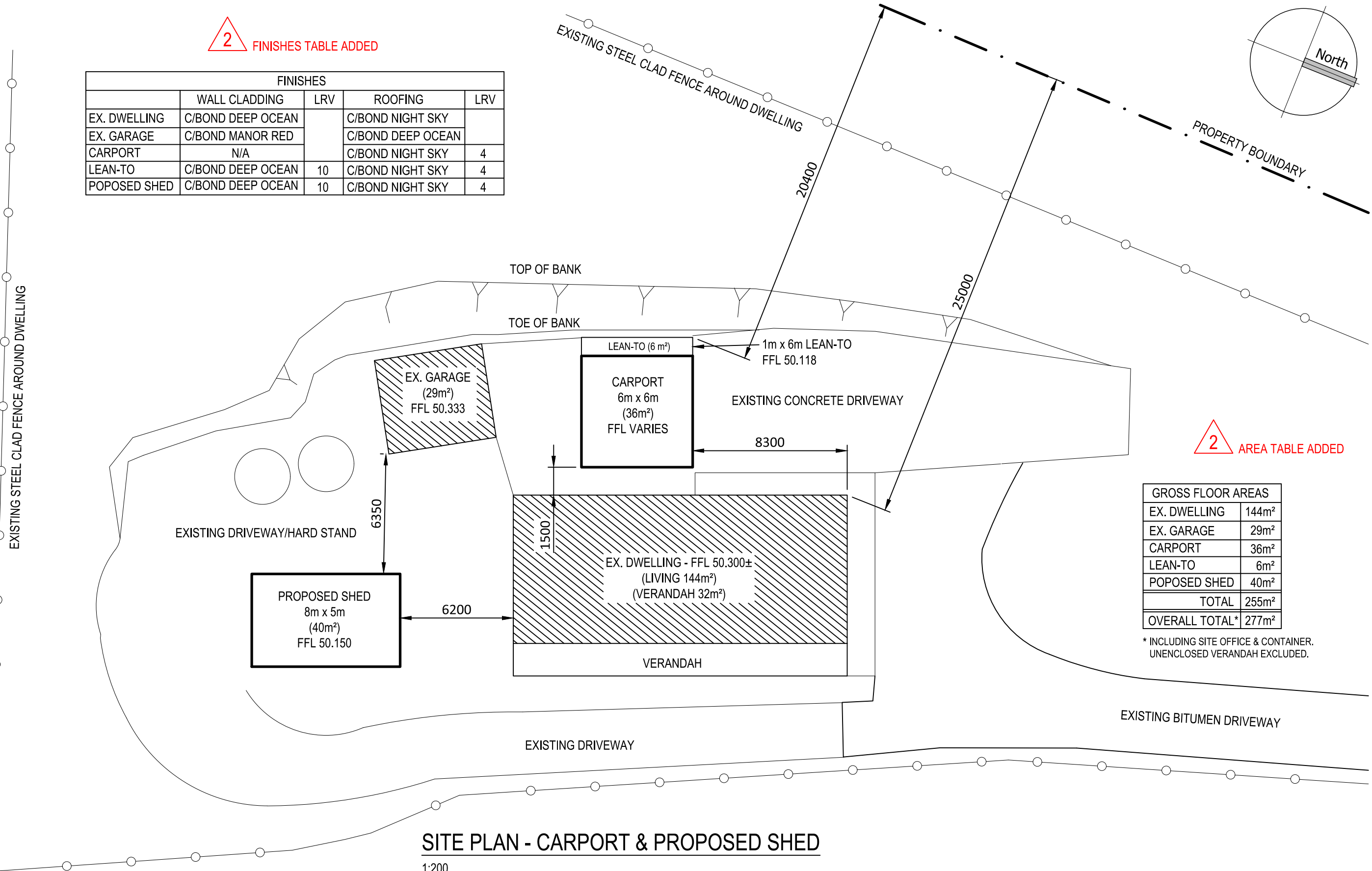
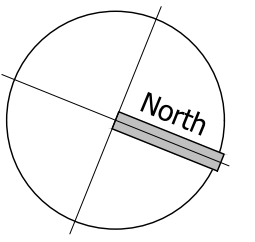
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1:200@A3

PROJECT	DRAWING	REVISION
24.0190	A002	2

DRAWN
SCA
CHECKED
JC

2 FINISHES TABLE ADDED

FINISHES				
	WALL CLADDING	LRV	ROOFING	LRV
EX. DWELLING	C/BOND DEEP OCEAN		C/BOND NIGHT SKY	
EX. GARAGE	C/BOND MANOR RED		C/BOND DEEP OCEAN	
CARPORT	N/A		C/BOND NIGHT SKY	4
LEAN-TO	C/BOND DEEP OCEAN	10	C/BOND NIGHT SKY	4
POPOSED SHED	C/BOND DEEP OCEAN	10	C/BOND NIGHT SKY	4



2 AREA TABLE ADDED

GROSS FLOOR AREAS	
EX. DWELLING	144m ²
EX. GARAGE	29m ²
CARPORT	36m ²
LEAN-TO	6m ²
POPOSED SHED	40m ²
TOTAL	255m ²
OVERALL TOTAL*	277m ²

* INCLUDING SITE OFFICE & CONTAINER.
UNENCLOSED VERANDAH EXCLUDED.

SITE PLAN - CARPORT & PROPOSED SHED

1:200

NOTE: DO NOT SCALE OFF THIS DRAWING.

190 38 Manuka Road\InfoCAD Files\24.0190 S 2013.dwg

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 DRAWING TITLE
CARPORT & SHED SITE PLAN

0 50mm SCALE
 1:200@A3

PROJECT	DRAWING	REVISION
24.0190	A003	2

DRAWN: SCA
 CHECKED: JC

2 FINISHES AND AREA TABLES ADDED

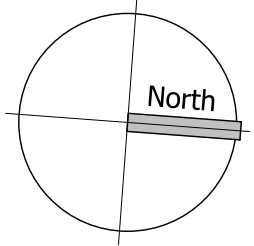
FINISHES		LRV
CONTAINER	OLIVE BLEND	14
SITE OFFICE	OLIVE BLEND	14

GROSS FLOOR AREAS	
SITE OFFICE	7.6m ²
CONTAINER	14.4m ²
TOTAL	22m ²

DRAINAGE NOTES:

STORMWATER RUNOFF FROM SITE OFFICE/SHED AND CONTAINER (NOT ABSORBED BY TOPSOIL) NATURALLY FLOWS INTO EXISTING DRIVEWAY GUTTER. WATER IS ABLE TO FLOW UNDERNEATH BOTH DEMOUNTABLE STRUCTURES.
EXISTING DAM SPILLWAY CUTS OFF ANY OVER LAND STORMWATER FROM ENTERING NEIGHBOURING PROPERTIES.

2 DRAINAGE NOTES ADDED

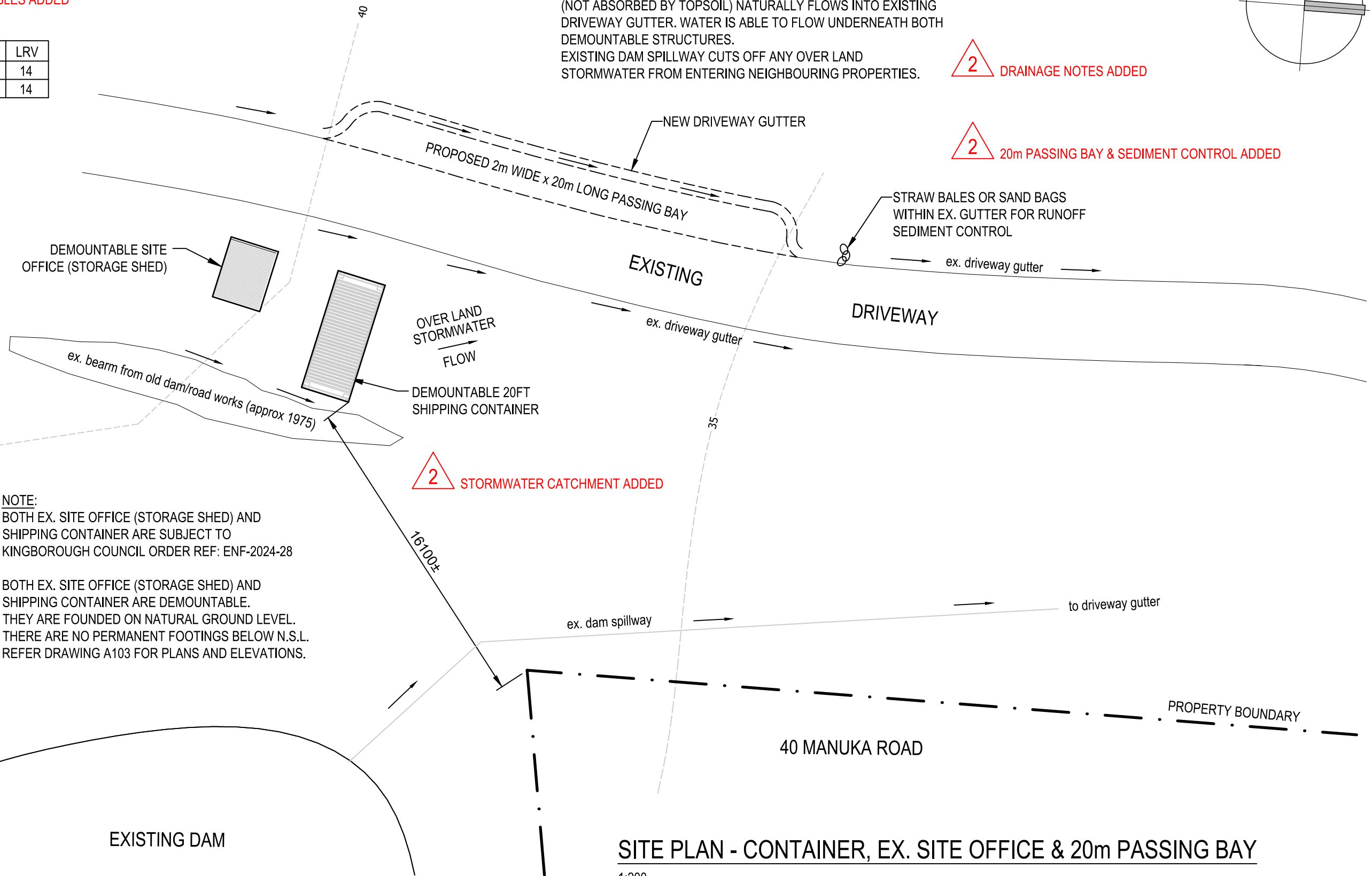


2 20m PASSING BAY & SEDIMENT CONTROL ADDED

2 STORMWATER CATCHMENT ADDED

NOTE:
BOTH EX. SITE OFFICE (STORAGE SHED) AND SHIPPING CONTAINER ARE SUBJECT TO KINGBOROUGH COUNCIL ORDER REF: ENF-2024-28

BOTH EX. SITE OFFICE (STORAGE SHED) AND SHIPPING CONTAINER ARE DEMOUNTABLE. THEY ARE FOUNDED ON NATURAL GROUND LEVEL. THERE ARE NO PERMANENT FOOTINGS BELOW N.S.L. REFER DRAWING A103 FOR PLANS AND ELEVATIONS.



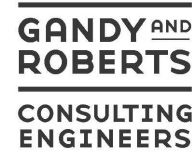
SITE PLAN - CONTAINER, EX. SITE OFFICE & 20m PASSING BAY

1:200

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DRAWING TITLE
CONTAINER & SITE SHED SITE PLAN

0 50mm		SCALE 1:200@A3
DRAWN SCA	CHECKED JC	
PROJECT 24.0190	DRAWING A004	REVISION 2

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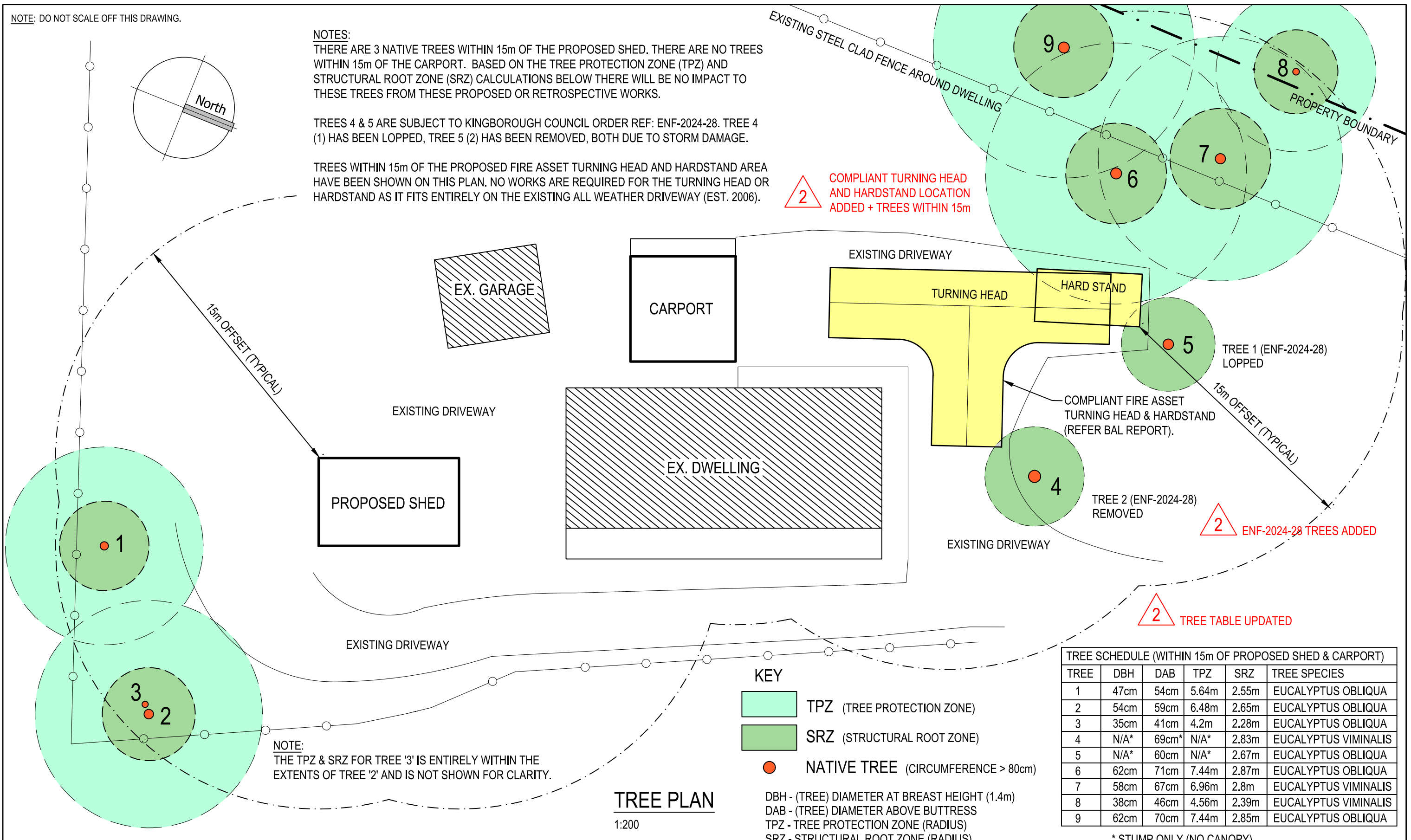
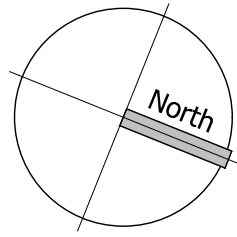
NOTE: DO NOT SCALE OFF THIS DRAWING.

NOTES:

THERE ARE 3 NATIVE TREES WITHIN 15m OF THE PROPOSED SHED. THERE ARE NO TREES WITHIN 15m OF THE CARPORT. BASED ON THE TREE PROTECTION ZONE (TPZ) AND STRUCTURAL ROOT ZONE (SRZ) CALCULATIONS BELOW THERE WILL BE NO IMPACT TO THESE TREES FROM THESE PROPOSED OR RETROSPECTIVE WORKS.

TREES 4 & 5 ARE SUBJECT TO KINGBOROUGH COUNCIL ORDER REF: ENF-2024-28. TREE 4 (1) HAS BEEN LOPPED, TREE 5 (2) HAS BEEN REMOVED, BOTH DUE TO STORM DAMAGE.

TREES WITHIN 15m OF THE PROPOSED FIRE ASSET TURNING HEAD AND HARDSTAND AREA HAVE BEEN SHOWN ON THIS PLAN. NO WORKS ARE REQUIRED FOR THE TURNING HEAD OR HARDSTAND AS IT FITS ENTIRELY ON THE EXISTING ALL WEATHER DRIVEWAY (EST. 2006).



2 COMPLIANT TURNING HEAD AND HARDSTAND LOCATION ADDED + TREES WITHIN 15m

TREE 1 (ENF-2024-28) LOPPED

TREE 2 (ENF-2024-28) REMOVED

2 ENF-2024-28 TREES ADDED

2 TREE TABLE UPDATED

NOTE: THE TPZ & SRZ FOR TREE '3' IS ENTIRELY WITHIN THE EXTENTS OF TREE '2' AND IS NOT SHOWN FOR CLARITY.

KEY

- TPZ (TREE PROTECTION ZONE)
- SRZ (STRUCTURAL ROOT ZONE)
- NATIVE TREE (CIRCUMFERENCE > 80cm)

DBH - (TREE) DIAMETER AT BREAST HEIGHT (1.4m)
 DAB - (TREE) DIAMETER ABOVE BUTTRESS
 TPZ - TREE PROTECTION ZONE (RADIUS)
 SRZ - STRUCTURAL ROOT ZONE (RADIUS)

TREE SCHEDULE (WITHIN 15m OF PROPOSED SHED & CARPORT)					
TREE	DBH	DAB	TPZ	SRZ	TREE SPECIES
1	47cm	54cm	5.64m	2.55m	EUCALYPTUS OBLIQUA
2	54cm	59cm	6.48m	2.65m	EUCALYPTUS OBLIQUA
3	35cm	41cm	4.2m	2.28m	EUCALYPTUS OBLIQUA
4	N/A*	69cm*	N/A*	2.83m	EUCALYPTUS VIMINALIS
5	N/A*	60cm	N/A*	2.67m	EUCALYPTUS OBLIQUA
6	62cm	71cm	7.44m	2.87m	EUCALYPTUS OBLIQUA
7	58cm	67cm	6.96m	2.8m	EUCALYPTUS VIMINALIS
8	38cm	46cm	4.56m	2.39m	EUCALYPTUS VIMINALIS
9	62cm	70cm	7.44m	2.85m	EUCALYPTUS OBLIQUA

* STUMP ONLY (NO CANOPY)

TREE PLAN
1:200

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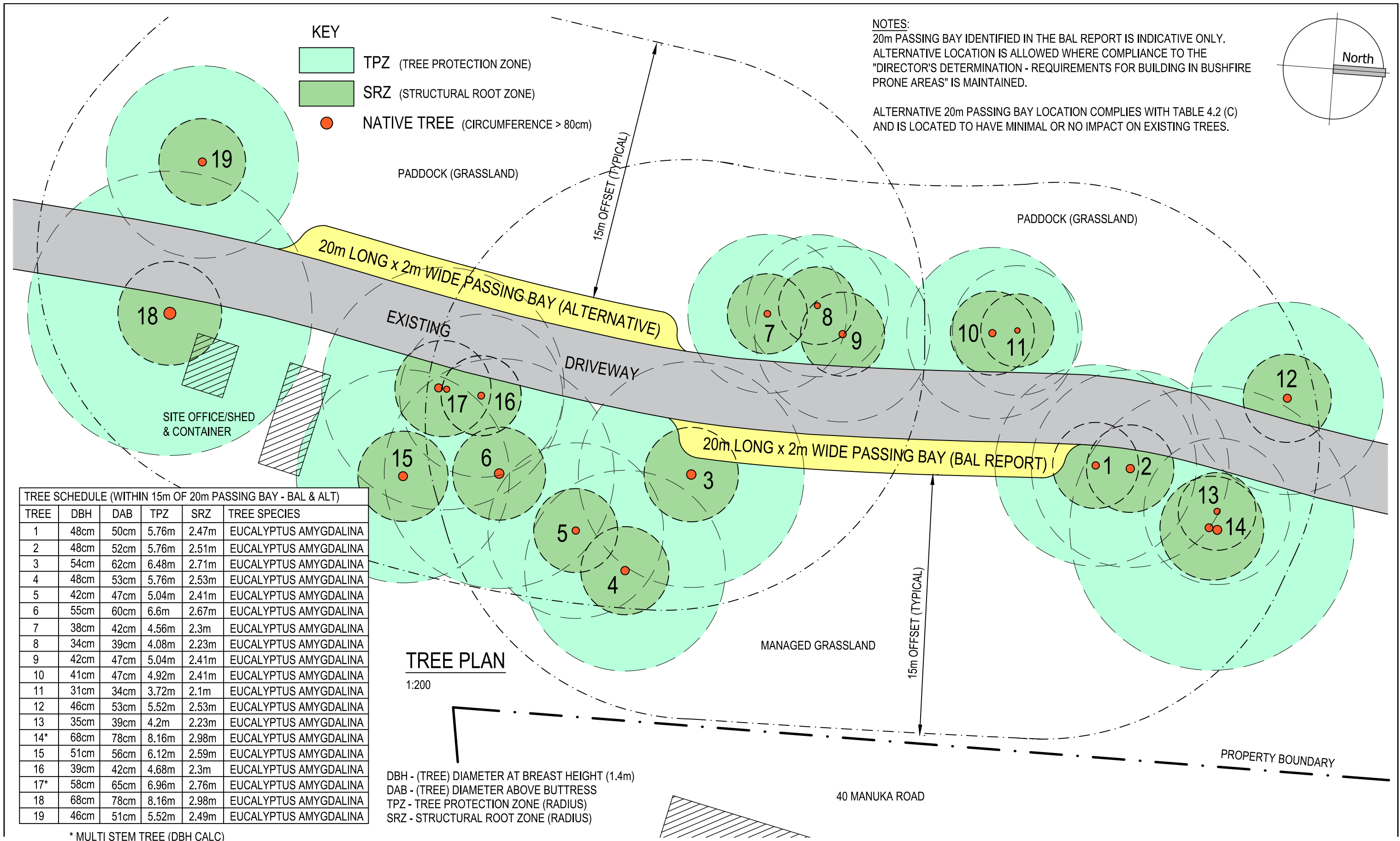
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 38 MANUKA ROAD
 OYSTER COVE
 DRAWING TITLE
TREE PLAN - SHED / CARPORT

0 50mm SCALE 1:200@A3

DRAWN	CHECKED
SCA	JC
PROJECT	DRAWING
24.0190	A005
REVISION	2

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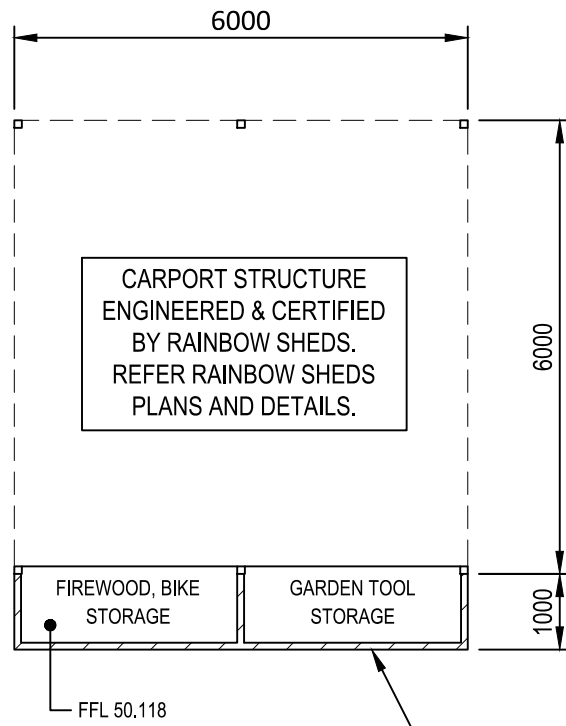
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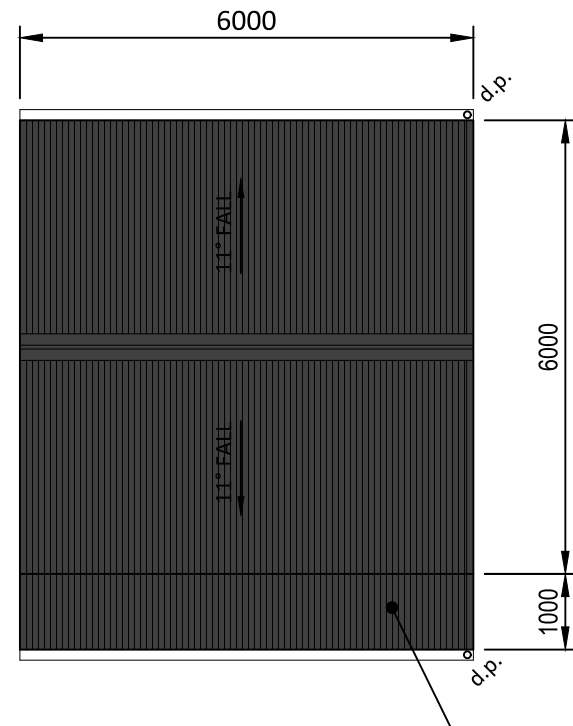
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 DRAWING TITLE
TREE PLAN - 20m PASSING BAY

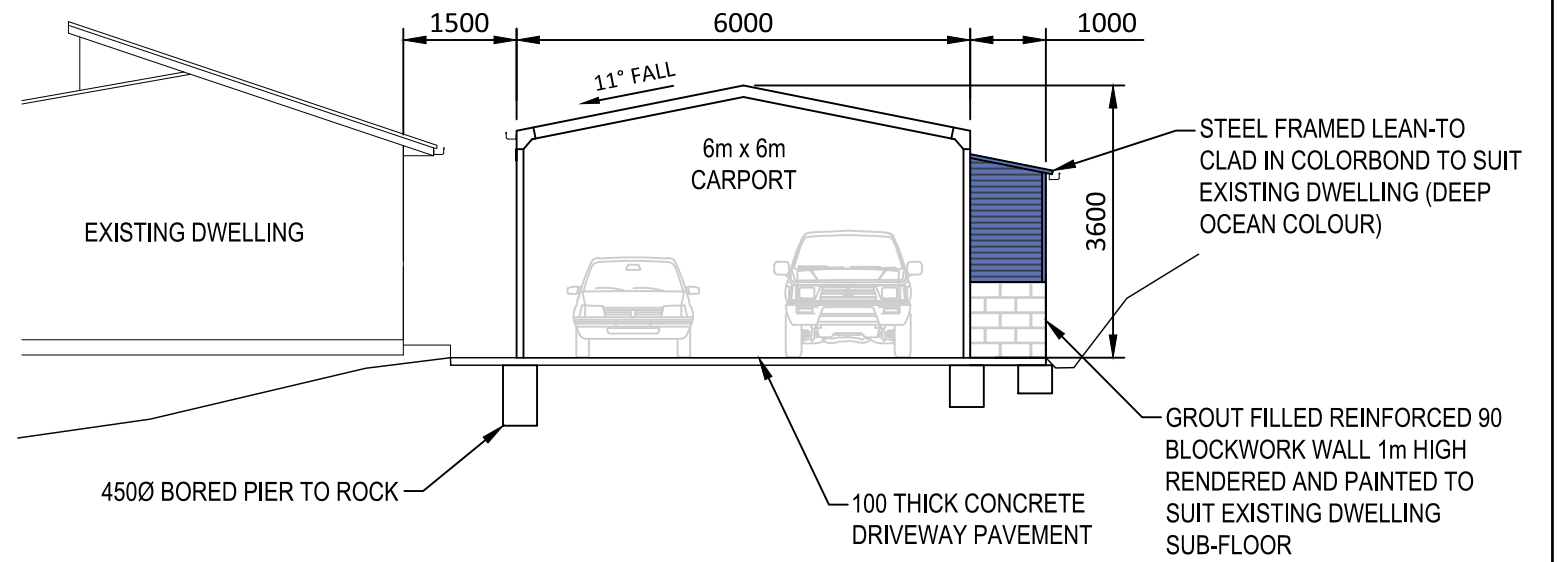
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24.0190	A006	2



FLOOR PLAN
1:100

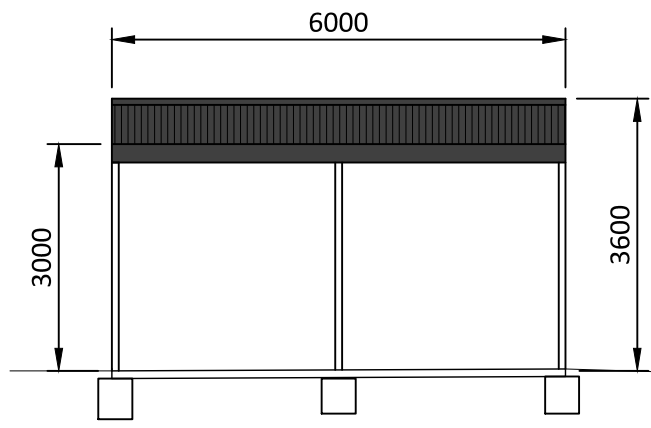


ROOF PLAN
1:100

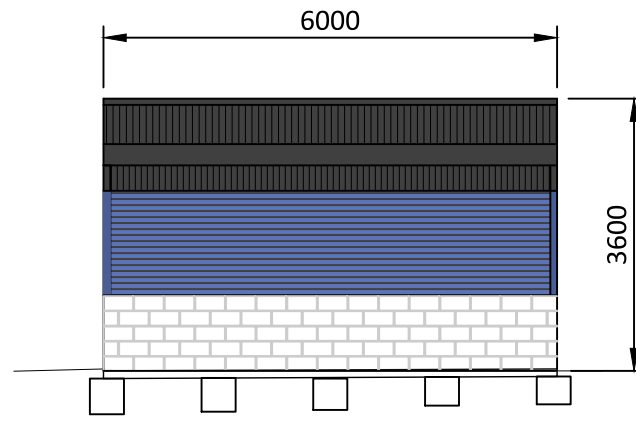


NORTH ELEVATION
1:100
(SOUTH ELEVATION SIMILAR)

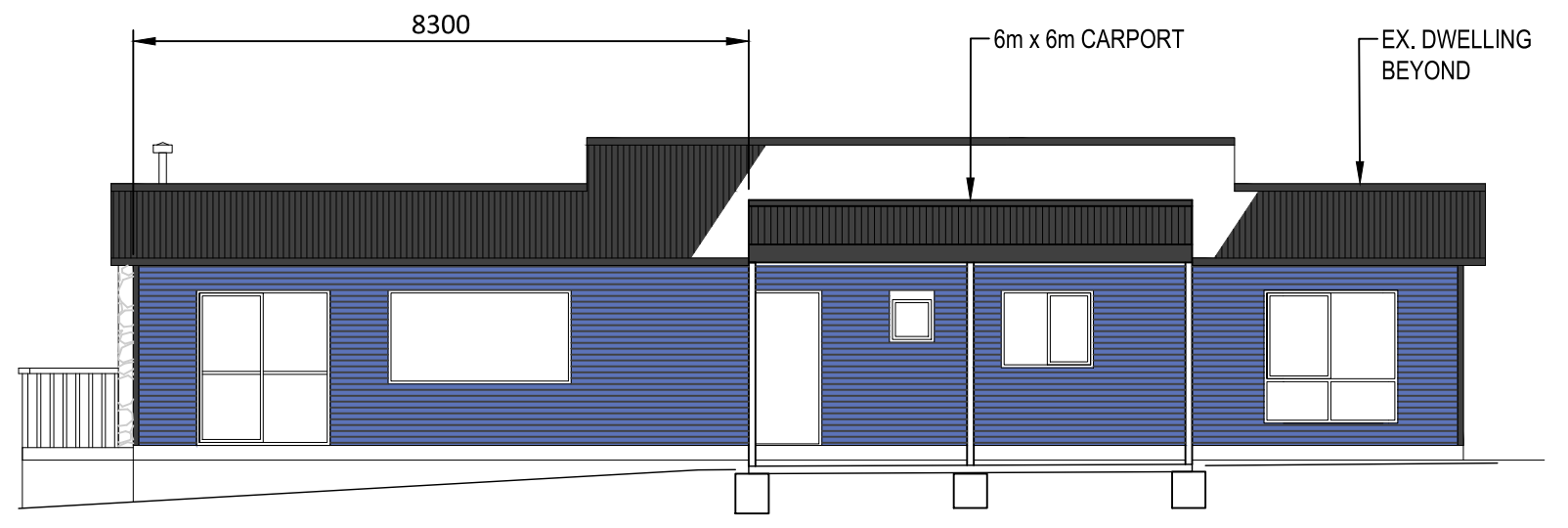
THE CARPORT IS CONSTRUCTED ENTIRELY ON THE EXISTING DRIVEWAY WITHIN THE EXISTING CUT. THERE WAS NO EXCAVATION (CUT or FILL) NECESSARY.



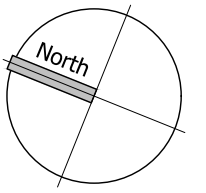
EAST ELEVATION
1:100



WEST ELEVATION - LEAN-TO
1:100



WEST ELEVATION - CARPORT
1:100



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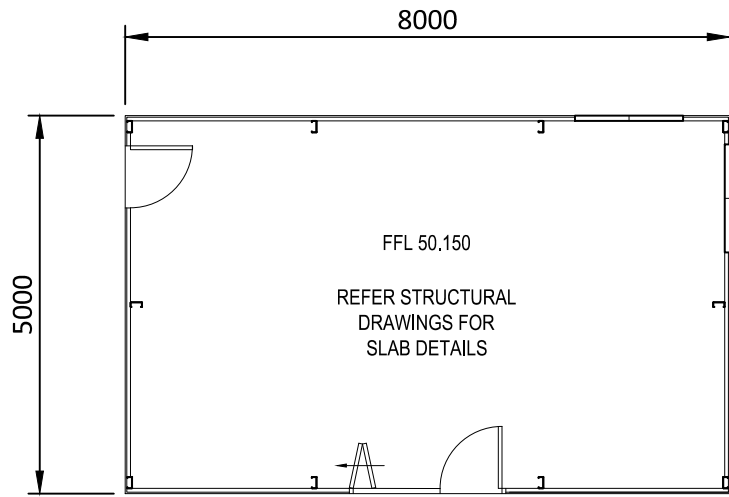
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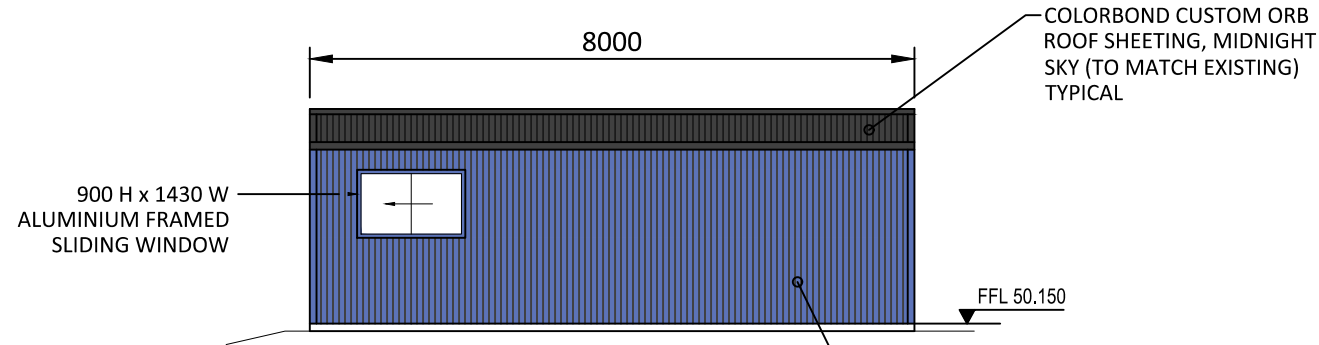
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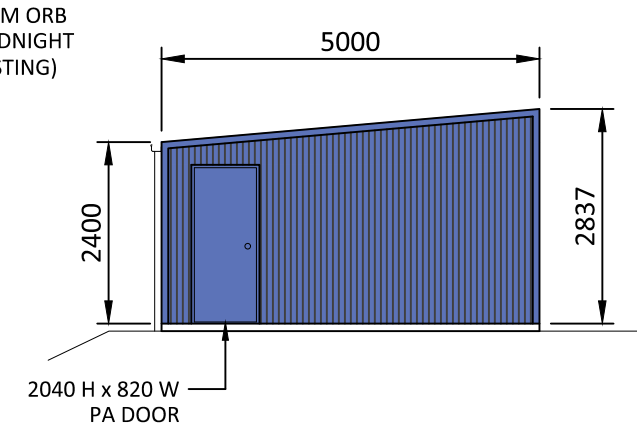
FLOOR PLAN

1:100



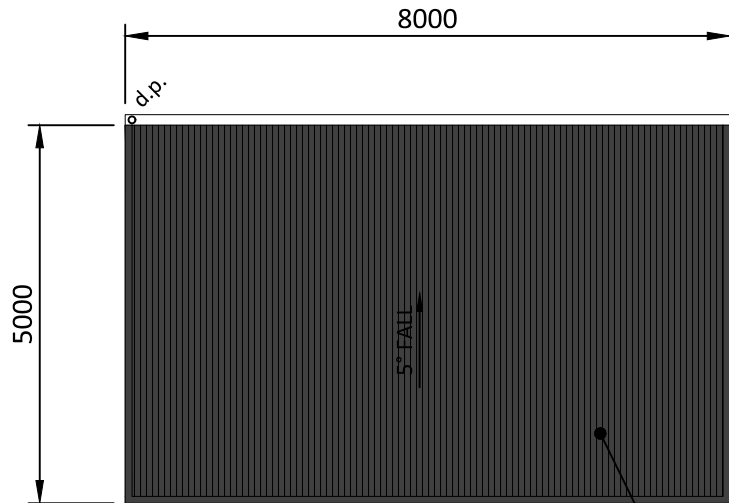
EAST ELEVATION

1:100



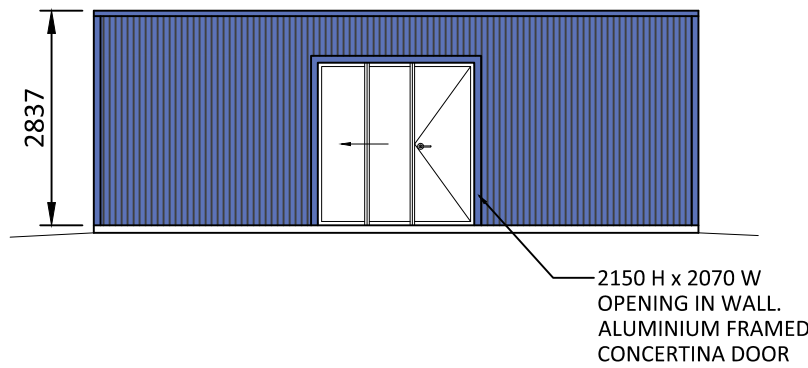
NORTH ELEVATION

1:100



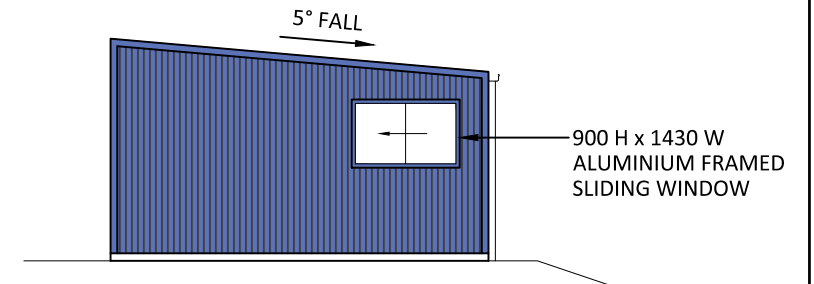
ROOF PLAN

1:100



WEST ELEVATION

1:100

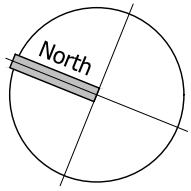


SOUTH ELEVATION

1:100

CARPORT STRUCTURE ENGINEERED & CERTIFIED BY BEST SHEDS. REFER BEST SHEDS PLANS AND DETAILS.

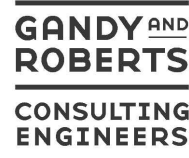
THE PROPOSED SHED WILL BE CONSTRUCTED ENTIRELY ON AN EXISTING LEVEL PAD (EXISTING DRIVEWAY/HARDSTAND). THERE WILL BE NO EXCAVATION (CUT) REQUIRED. ANY REQUIRED FILL MATERIAL INTRODUCED TO SITE WILL BE STRUCTURAL FCR.



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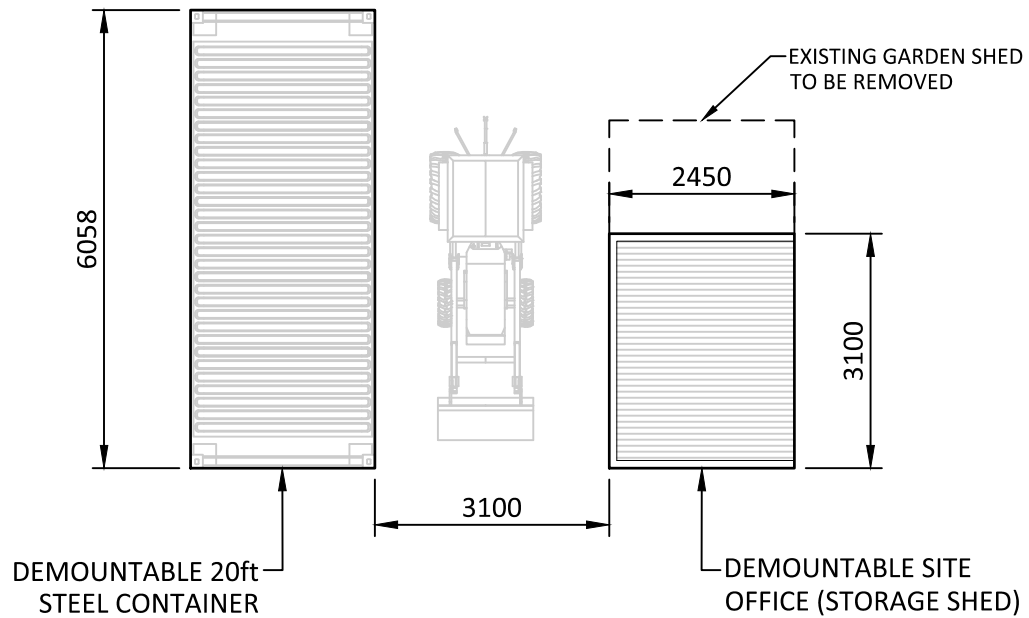
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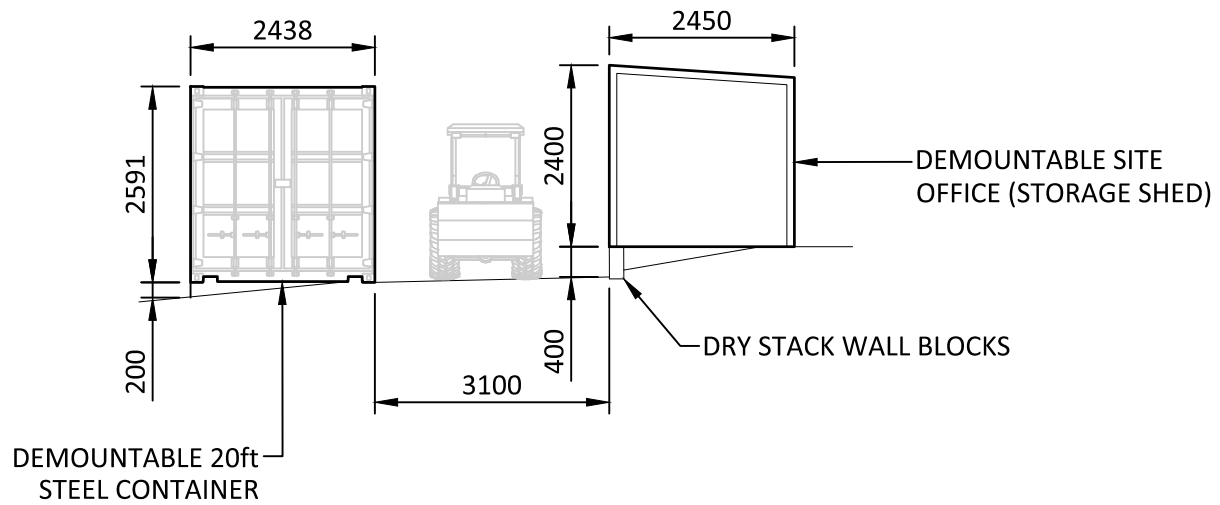
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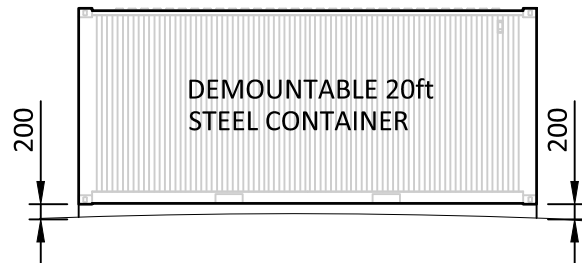
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DRAWN	SCA	CHECKED
		JC
PROJECT	DRAWING	REVISION
24.0190	A102	2



PLAN
1:100



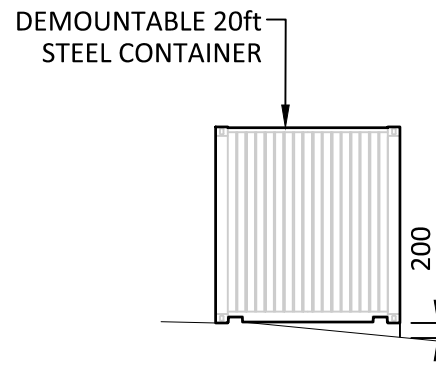
WEST ELEVATION
1:100



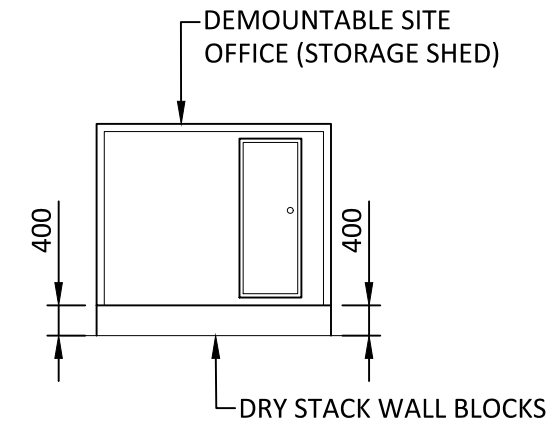
NORTH ELEVATION
1:50



SOUTH ELEVATION
1:50



EAST ELEVATION
1:50



NORTH ELEVATION
1:50

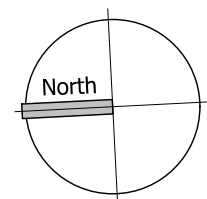
NOTES:

REFER TO DRAWING A003 FOR SITE SHED & SHIPPING CONTAINER LOCATION AND NEAREST BOUNDARY OFFSET.

BOTH SITE SHED AND SHIPPING CONTAINER ARE DEMOUNTABLE. THEY ARE FOUNDED ON NATURAL GROUND LEVEL. THERE ARE NO PERMANENT FOOTINGS BELOW N.S.L.

BOTH SITE SHED AND SHIPPING CONTAINER HAVE BEEN PAINTED IN OLIVE BLEND GREEN, LOW SHEEN PAINT (LRV 14)

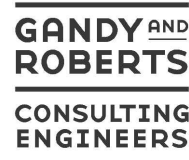
2 FINISH UPDATED



Kingborough Council

Development Application: DA-2026-106
Plan Reference No: P2
Date Received: 19/5/2026
Date placed on Public Exhibition: 27/5/2026

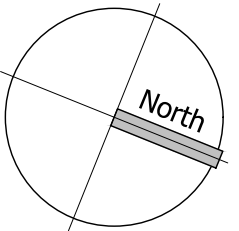
REV	DESCRIPTION	APP'D	DATE
JC			12.05.2026
JC			19.03.2026



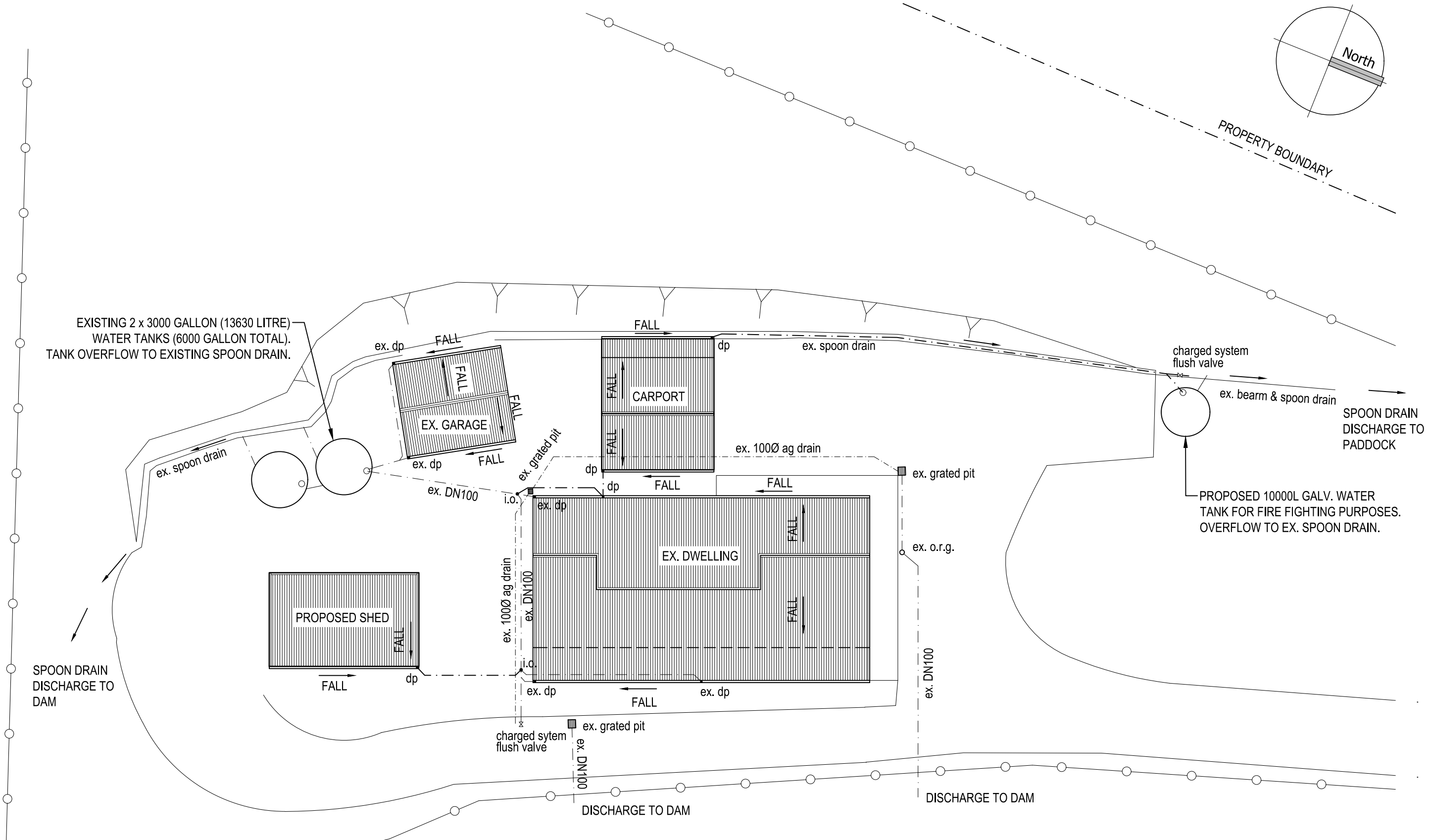
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ADKINS & GROOMBRIDGE
38 MANUKA ROAD
OYSTER COVE
DRAWING TITLE
CONTAINER & SITE SHED PLANS

PROJECT	DRAWING	REVISION
24.0190	A103	2



PROPERTY BOUNDARY

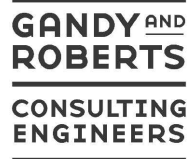


ROOF DRAINAGE PLAN

1:200

Kingborough Council
 Development Application: DA-2026-106
 Plan Reference No: P2
 Date Received: 19/5/2026
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REV	DESCRIPTION	APP'D	DATE
1	DA ISSUE	JC	12.05.2026
			19.03.2026



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 DRAWING TITLE
ROOF DRAINAGE PLAN

DESIGNED	DRAWN SA	CHECKED JC
PROJECT 24.0190	DRAWING H101	REVISION 2

6/19/2025 11:26:56 AM D:\PROJECTS\24.0190_38 Manuka Road\dwg\CAD Files\24.0190 S 2013.dwg

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