

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DA-2026-28  
**Proposal:** Outbuilding (container) (retrospective)  
**Subject Site:** 314 Manuka Road, Kettering  
**Responsible Planning Officer:** Tayla Beagley

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## Advertised Documents:

- Application Plans
- Environmental Management Plan

## Available upon request:

- Application Form
- Copy of Title
- Submission re Performance Criteria P1, Clause 14.4.4

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](mailto:kc@kingborough.tas.gov.au).

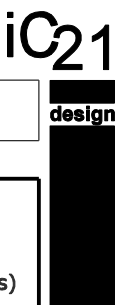


**PROPOSED SHIPPING (STORAGE) CONTAINER  
for A WELLS & S DODDS - 314 MANUKA RD, KETTERING  
RETROSPECTIVE PLANNING APPLICATION  
Originally prepared - 27 JANUARY 2026; Last Amended 8th MAY 2026**

Drawing #	Drawing Title	Amended
01a	Contents Page	08/05/26
02a	Site Plan	08/05/26
03	Floor Plan	
04	Elevations	

Note: The proposal documents (inclusive of plans & supporting documentation) have been prepared for the purpose of obtaining planning consent/approval from Kingborough Council & are therefore, subject to any conditions noted on that approval. Subsequently, prior to the preparation of working drawings, the plans are to be used as a guide only.  
IC21 Design - BUILDING DESIGN & Drafting Services; Mob: 0416 251 504; Accreditation # CC 609V; Address: 61 Esplanade, Rose Bay, TAS 7015; E: anthony.sullivan.ic21@outlook.com

**Kingborough Council**  
Development Application: DA-2026-28  
Plan Reference No: P2  
Date Received: 8/5/2026  
Date placed on Public Exhibition: 20/5/2026



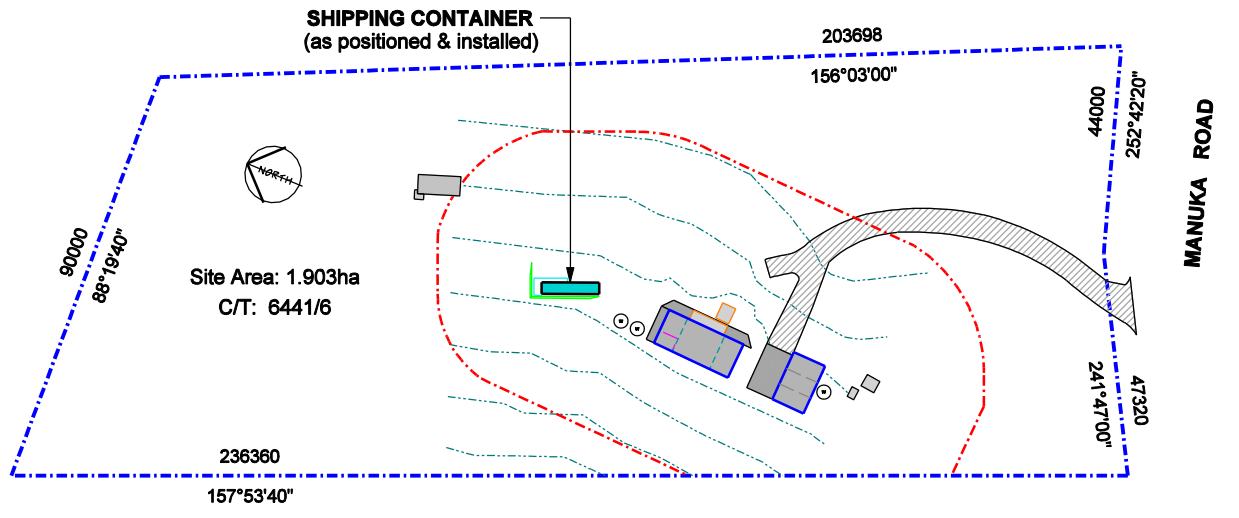
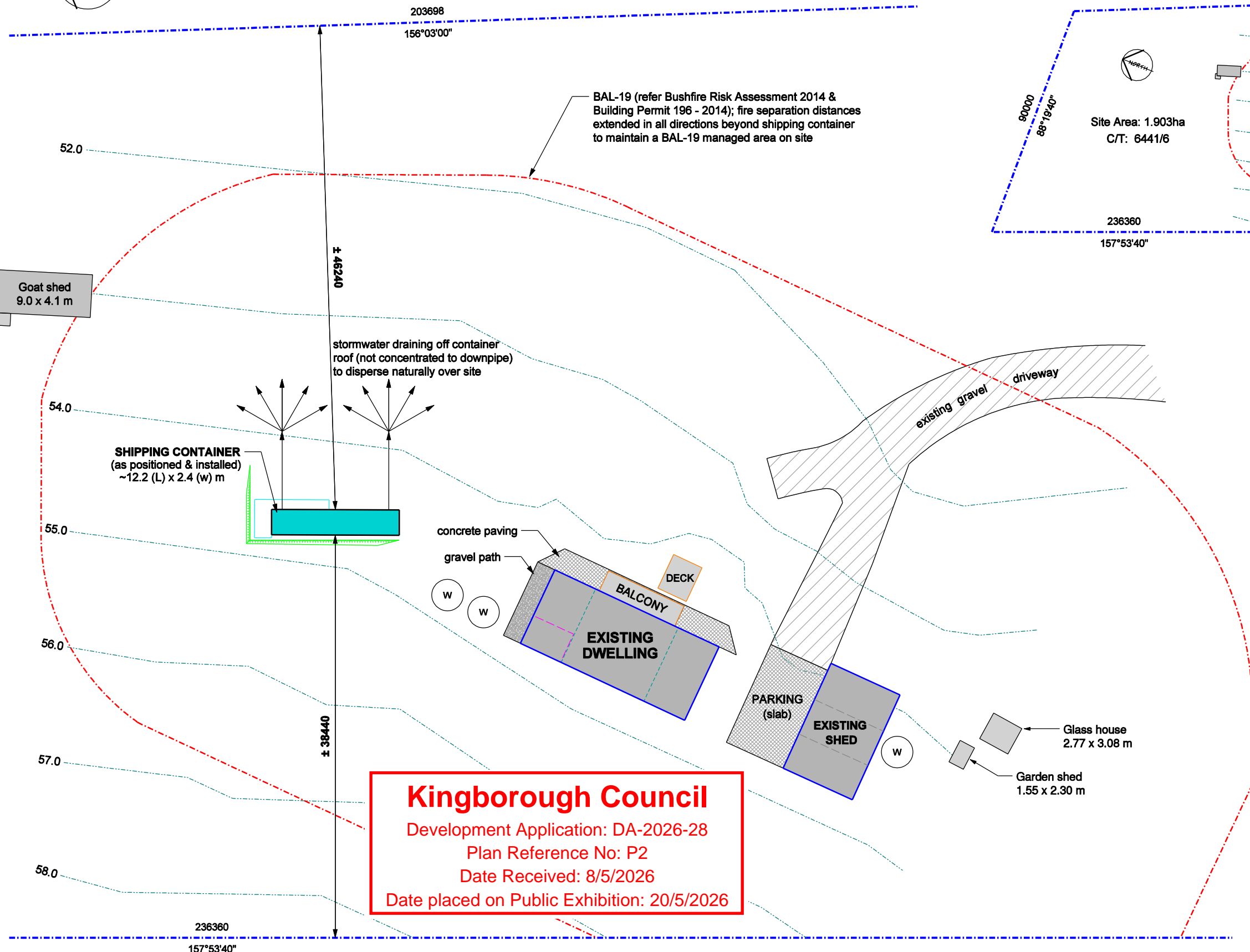
**CONTENTS** Scale: n/a (A3)

RETROSPECTIVE PLANNING APPLICATION 08 MAY 2026

Date: 08/05/26 Rev: a Amendment: amendment to drawing #02; modify plan & calculations

**PROPOSED SHIPPING (STORAGE) CONTAINER**  
AT: 314 MANUKA RD, KETTERING  
FOR: A D Wells & S M Dodds

Phase: Drawing #: Rev  
**DA 01 a**  
(01 of 4 pgs)



**SITE PLAN (FULL)** Scale 1 : 1600

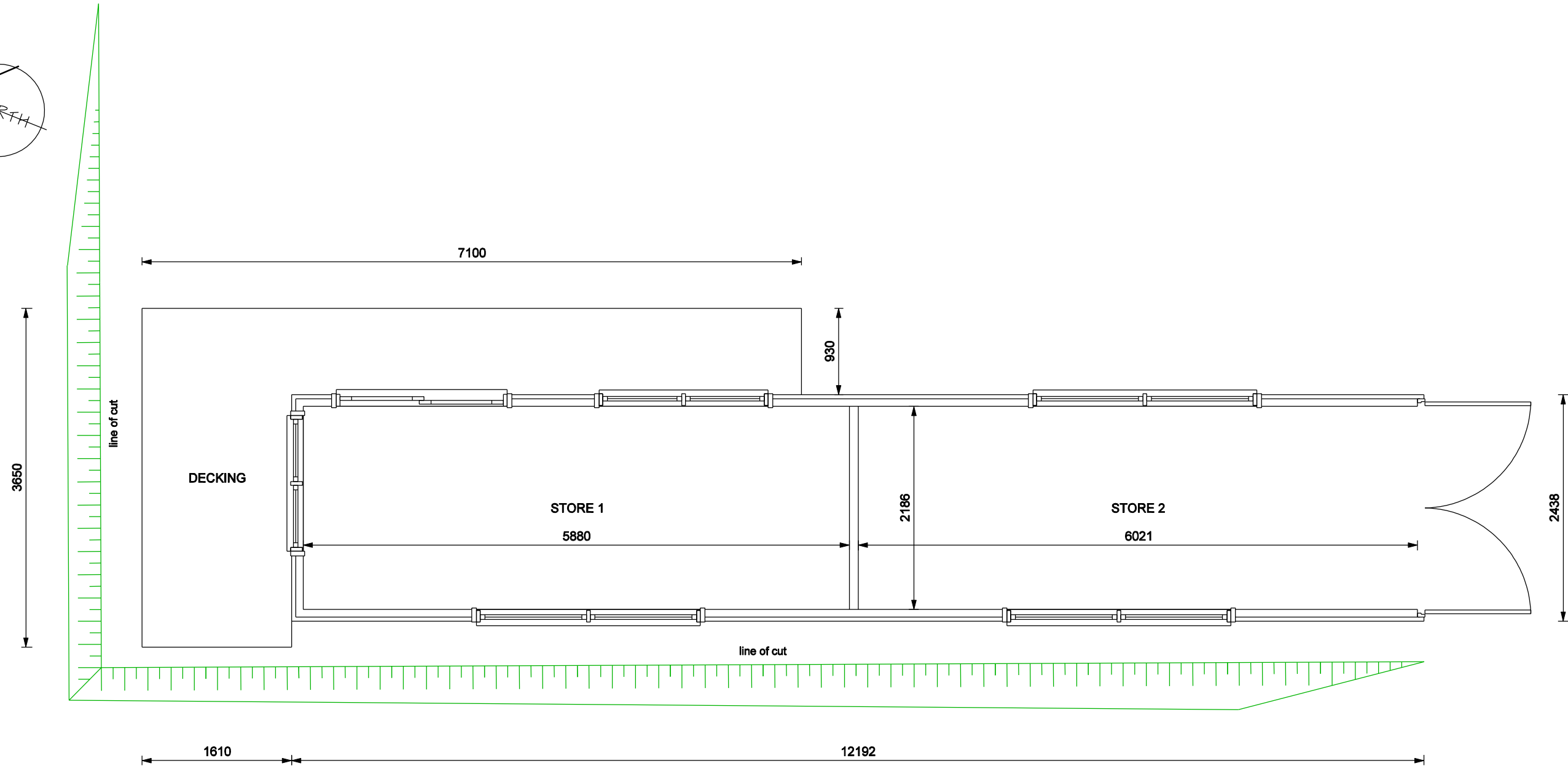
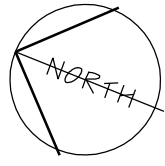
PROPOSAL DETAILS	
<b>BUILDINGS - GROSS FLOOR AREA:</b>	
Existing Dwelling & associated structures:	
- Lower Level (L1) (class 1a):	121.66 m <sup>2</sup>
- Deck (L1) (class 10a) < 1.0m above NGL:	10.65 m <sup>2</sup>
- Concrete paving (L1) at GL:	42.59 m <sup>2</sup>
- Upper Level (L2) (class 1a):	67.58 m <sup>2</sup>
- Balcony (L2) (class 10a) > 1.0m above FGL:	16.70 m <sup>2</sup>
<b>TOTAL:</b>	<b>259.18 m<sup>2</sup></b>
<b>OUTBUILDINGS - GROSS FLOOR AREA:</b>	
Existing Shed (main) & associated structures:	
- Shed (class 10a):	52.20 m <sup>2</sup>
- Verandah (roofed workspace (open)) (class 10a) :	27.55 m <sup>2</sup>
- concrete slab (car parking {x2}) at GL:	61.20 m <sup>2</sup>
Incidental outbuildings & associated structures:	
- Goat shed (class 10a):	36.90 m <sup>2</sup>
- lean-to roof abutting Goat shed (class 10a):	4.00 m <sup>2</sup>
- Glass house (plants) (class 10a):	8.55 m <sup>2</sup>
- Garden shed (class 10a) :	3.57 m <sup>2</sup>
<b>Shipping Container 'as constructed' (class 10a):</b>	<b>29.62 m<sup>2</sup></b>
<b>TOTAL:</b>	<b>223.59 m<sup>2</sup></b>
Site Area:	1.903 ha (19,030 m <sup>2</sup> )
<b>Notes:</b>	
- This Site Plan has been prepared on the basis of the information contained in the Plans prepared for Alterations to the Existing Dwelling in 2013 (refer BA 198-2014), The List imagery, site conditions observed in Nov/Dec 2025 & information provided by the owner 26/04/26.	
- Contour intervals as shown, are established by those indicated on the 2013 Site Plan (BA 198-2014) & as seen on the List at 10/11/25;	
- Consequently, as these elements have not been confirmed by a surveyor, do not reference to AHD;	
- Confirmation of boundaries, heights & setbacks are subject to on-site confirmation by a registered surveyor, if required.	

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**SITE PLAN (PART)** Scale 1 : 400

<b>SITE PLAN 'as constructed' conditions</b> RETROSPECTIVE PLANNING APPLICATION	Scale: as shown (A3)
	08 MAY 2026
<b>PROPOSED SHIPPING (STORAGE) CONTAINER</b> AT: 314 MANUKA RD, KETTERING FOR: A D Wells & S M Dodds	Phase: Drawing #: Rev <b>DA 02 a</b> (02 of 04 pgs)

Date	Rev.	Amendment
08/05/26	a	indicate minor structures & outbuildings; modify proposal details & table calculations



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**FLOOR PLAN 'as constructed' conditions**

Scale:  
1 : 50 (A3)

RETROSPECTIVE PLANNING APPLICATION 27 JANUARY 2026

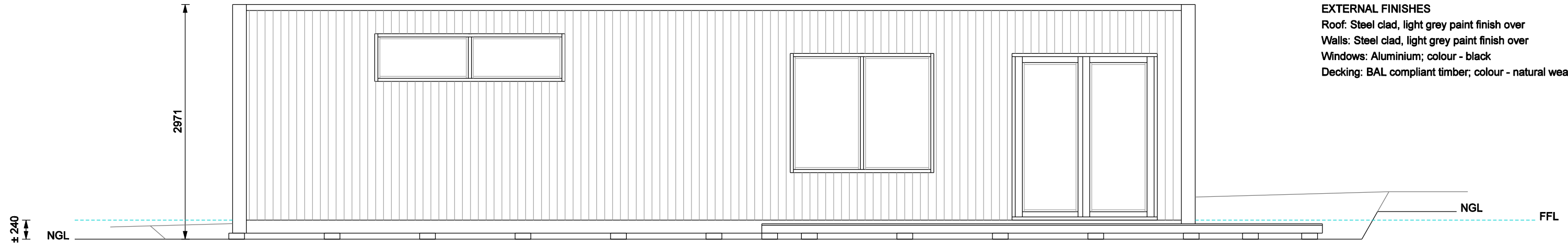
**PROPOSED SHIPPING (STORAGE) CONTAINER**

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Phase: Drawing #: Rev  
**DA 03 -**  
 (03 of 4 pgs)



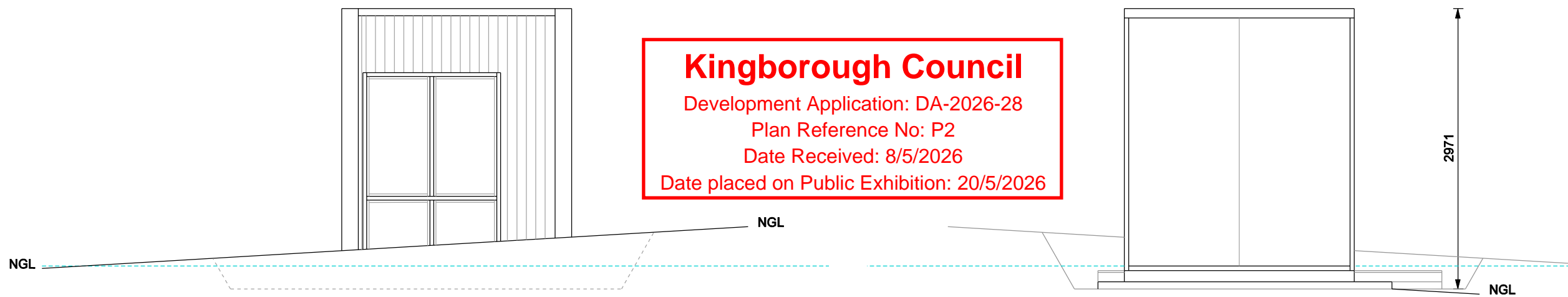
**EXTERNAL FINISHES**  
 Roof: Steel clad, light grey paint finish over  
 Walls: Steel clad, light grey paint finish over  
 Windows: Aluminium; colour - black  
 Decking: BAL compliant timber; colour - natural weathering



**EAST ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**

**SOUTH ELEVATION**

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**ELEVATIONS 'as constructed' conditions**

Scale:  
 1 : 50 (A3)

RETROSPECTIVE PLANNING APPLICATION 27 JANUARY 2026

**PROPOSED SHIPPING (STORAGE) CONTAINER**

AT: 314 MANUKA RD, KETTERING  
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Phase: Drawing #: Rev

**DA 04 -**  
 (04 of 4 pgs)