

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DA-2026-126  
**Proposal:** Extension to dwelling and outbuilding  
**Subject Site:** 77 Watsons Road, Kettering  
**Responsible Planning Officer:** Tayla Beagley

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## Advertised Documents:

- Application Plans
- Bushfire Hazard Assessment
- Onsite Wastewater System Report
- Performance Criteria Response Letter

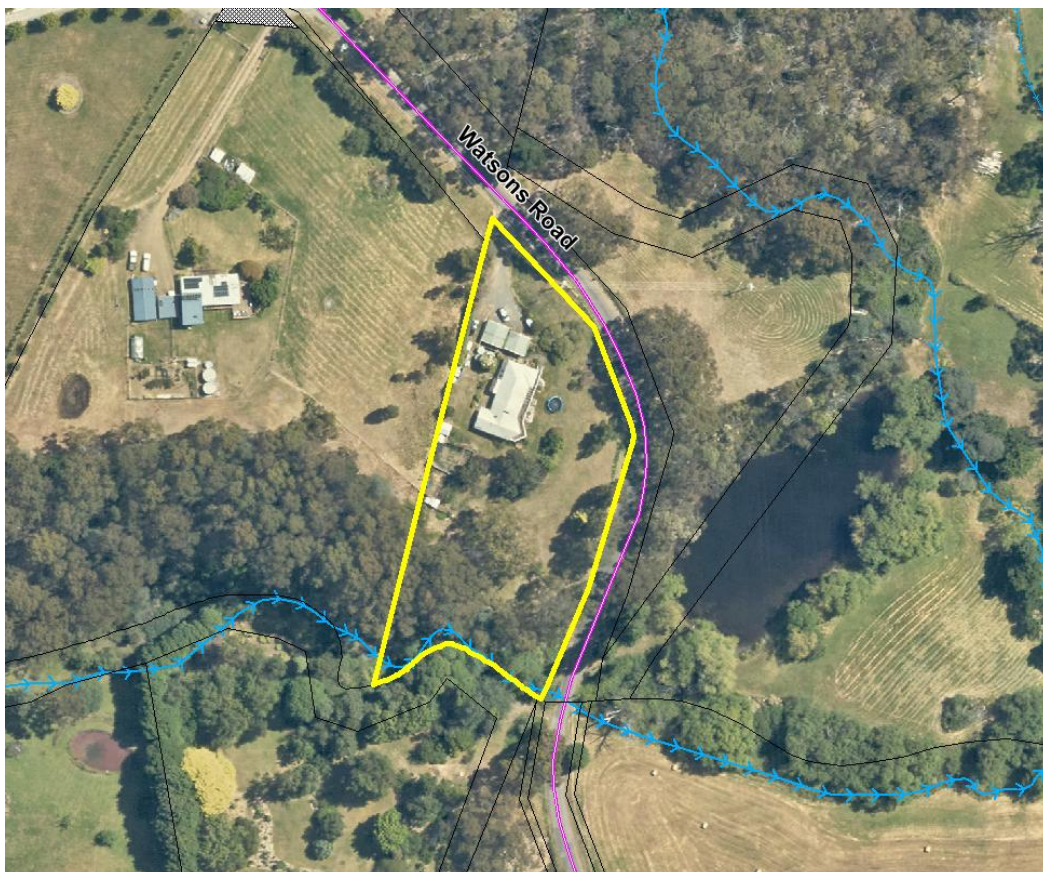
Available upon request:

- 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 **23 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).



# TWO STOREY ADDITION & RENOVATION PROPOSED RAINWATER TANK & SHIPPING CONTAINER

PROJECT ADDRESS: 77 WATSONS ROAD KETTERING  
 LAND TITLE REFERENCE NUMBER: VOLUME 72568, FOLIO 1  
 OWNER: BIANCA & PETER BRENNAN  
 DESIGNER: YUKARI ASADA 028094696  
 SOIL CLASSIFICATION:  
 WIND CLASSIFICATION:  
 CLIMATE ZONE: ZONE 7  
 BUSHFIRE ATTACK LEVEL: BAL19  
 ALPINE AREA: N/A  
 CORROSION ENVIRONMENT: MEDIUM

## DRAWING SCHEDULE

- A-01 PROPOSED SITE PLAN
- A-02 DEMOLITION PLAN / EXISTING GROUND FLOOR PLAN
- A-03 PROPOSED GROUND FLOOR PLAN
- A-04 PROPOSED FIRST FLOOR PLAN
- A-05 EXISTING ELEVATIONS (E & N)
- A-06 EXISTING ELEVATIONS (W & S)
- A-07 PROPOSED ELEVATIONS (E & N)
- A-08 PROPOSED ELEVATIONS (W & S)
- A-09 EXISTING SECTION
- A-10 PROPOSED SECTION

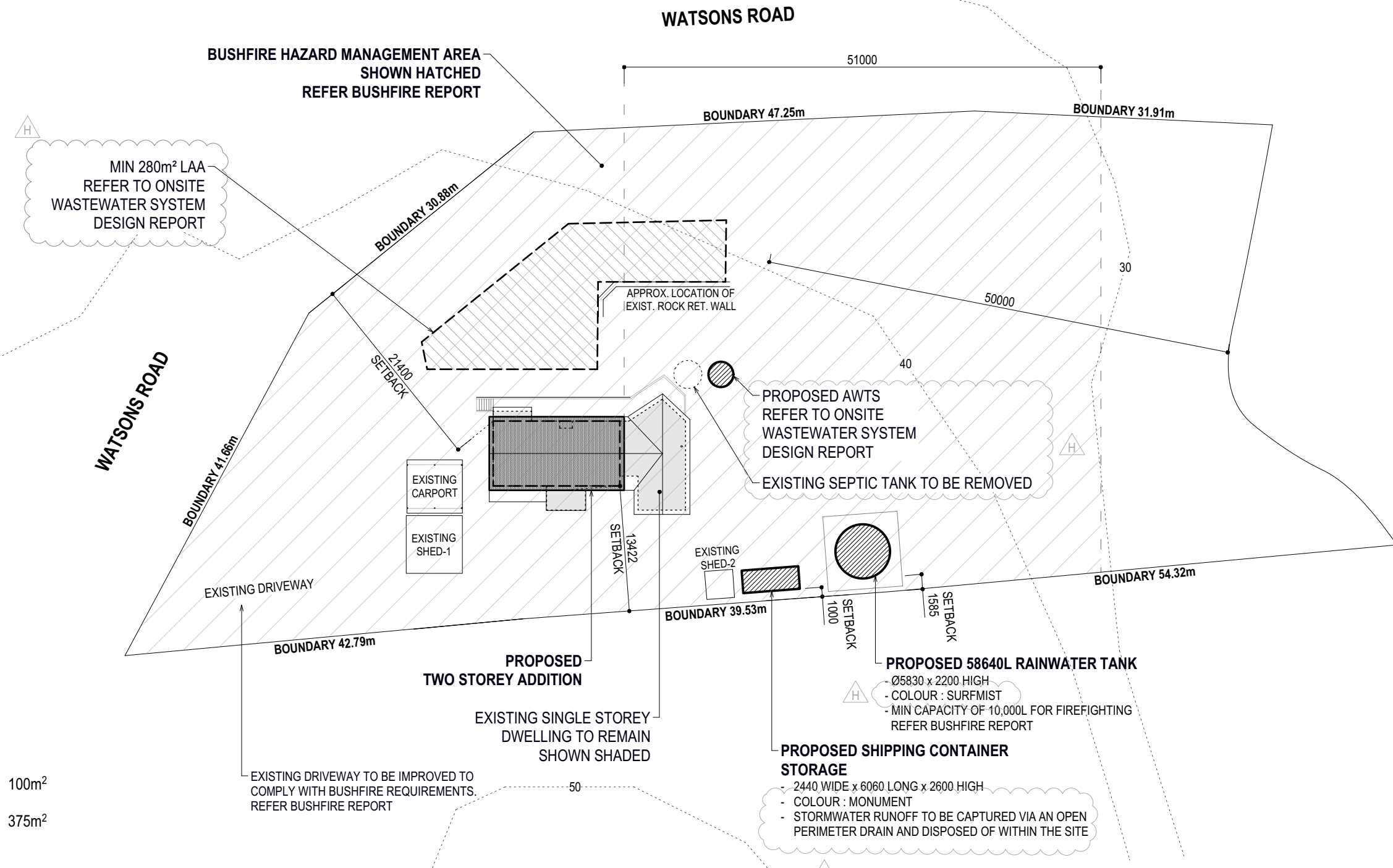
## AREAS:

SITE:	5522m <sup>2</sup>
<b>FLOOR AREA</b>	
<b>DWELLING</b>	
EXISTING DWELLING :	174.94m <sup>2</sup>
PROPOSED FIRST FLOOR :	94.06m <sup>2</sup>
DWELLING TOTAL :	269.00m <sup>2</sup>
<b>OUTBUILDINGS</b>	
EXISTING CARPORT :	27.85m <sup>2</sup>
EXISTING SHED-1 :	36.97m <sup>2</sup>
EXISTING SHED-2 :	9.00m <sup>2</sup>
PROPOSED SHIPPING CONTAINER :	14.79m <sup>2</sup>
OUTBUILDINGS TOTAL :	88.61m <sup>2</sup> < 100m <sup>2</sup>
<b>TOTAL GROSS FLOOR AREA :</b>	<b>357.61m<sup>2</sup> &lt; 375m<sup>2</sup></b>

CONTOUR LINES ARE SOURCED FROM LIST MAP

NO VEGETATION MODIFICATION WORKS ARE PROPOSED WITHIN THE WATERWAY AND COASTAL PROTECTION AREA

THERE IS NO REQUIREMENT FOR THE REMOVAL OF ANY TREES LARGER THAN 250mm DBH. REFER BUSHFIRE ASSESSMENT REPORT

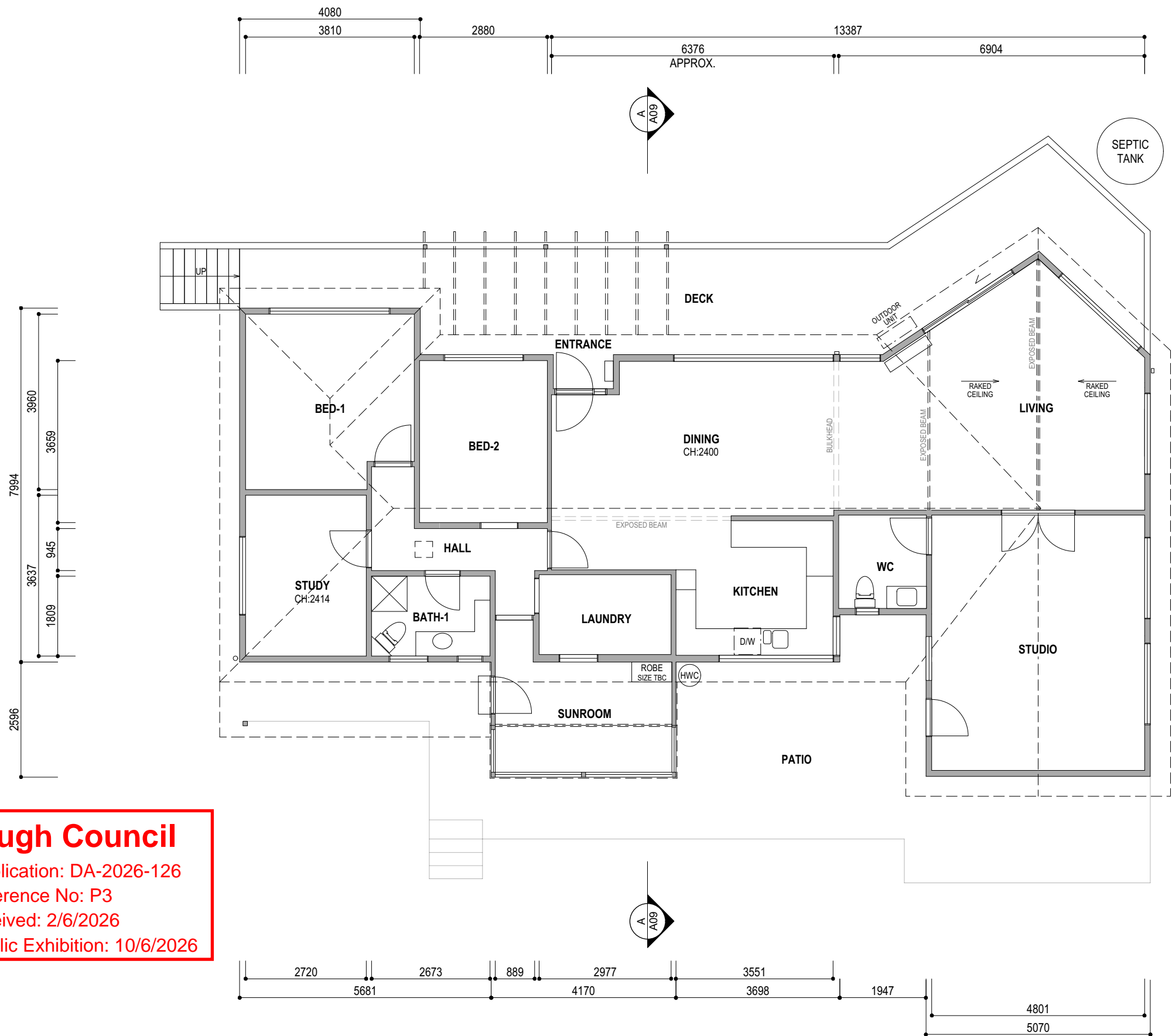
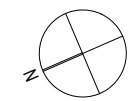


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**GENERAL NOTES**

- ALL WORK TO BE IN ACCORDANCE WITH NATIONAL CONSTRUCTION CODE (NCC) AND LOCAL AUTHORITY REQUIREMENTS AS WELL AS LATEST REVISION OF THE RELEVANT AUSTRALIAN STANDARDS.
- ALL DIMENSIONS TO BE CHECKED ON SITE.
- DO NOT SCALE FROM THESE DRAWINGS.
- MEASUREMENTS OF EXISTING BUILDING ARE FOR DESIGN PURPOSE ONLY AND NOT TO BE USED FOR CONSTRUCTION.
- NOTIFY DESIGNER ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING CERTIFICATE.

CLIENT <b>BIANCA &amp; PETER</b> ADDRESS 77 WATSONS ROAD KETTERING	DRAWING <b>PROPOSED SITE PLAN</b>		DRAWING NO. <b>A-01</b>
	SCALE: A3 <b>1:500</b>	REVISION <b>H</b>	
PROJECT NO. 26098	DATE 25.05.2026		



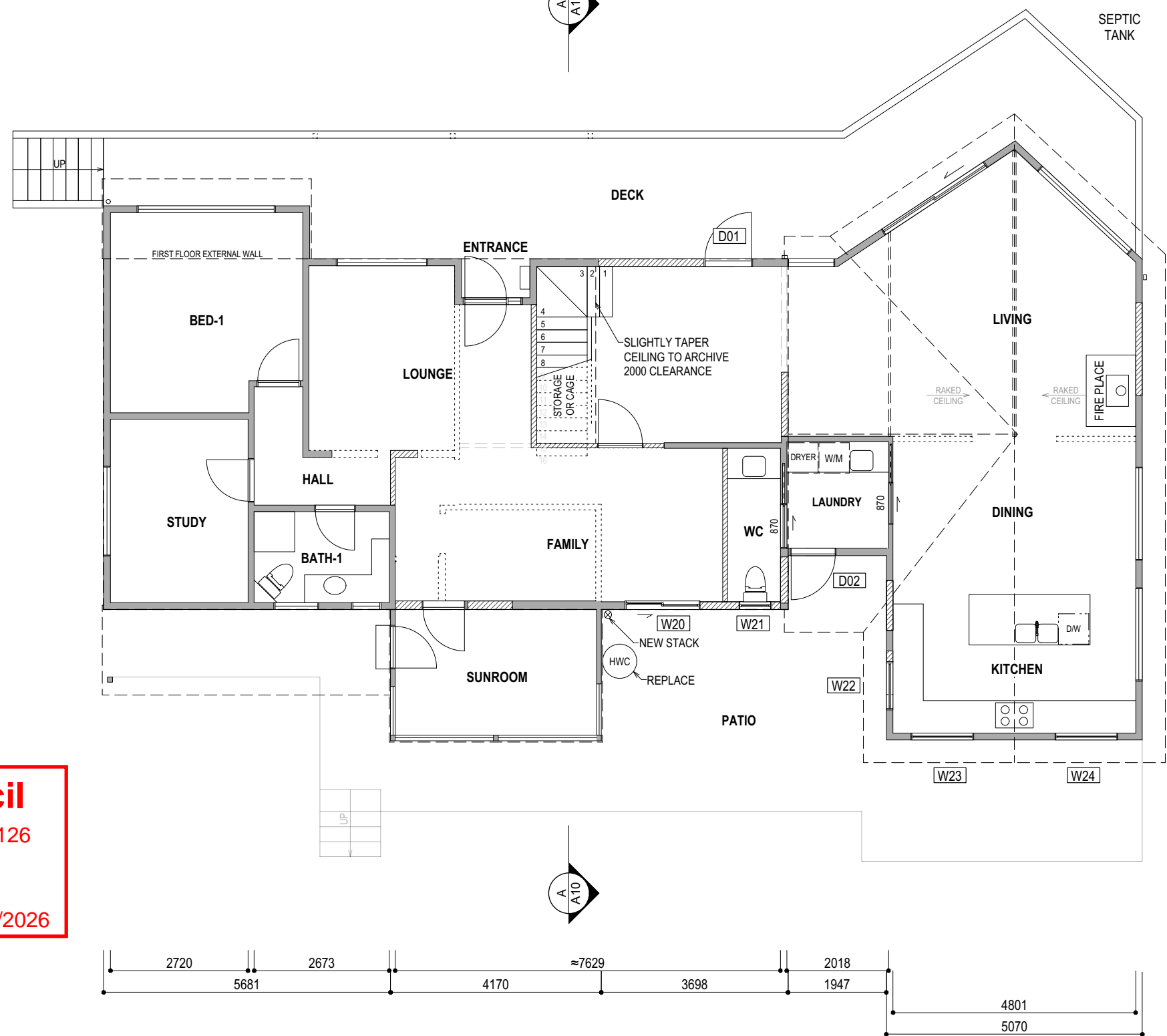
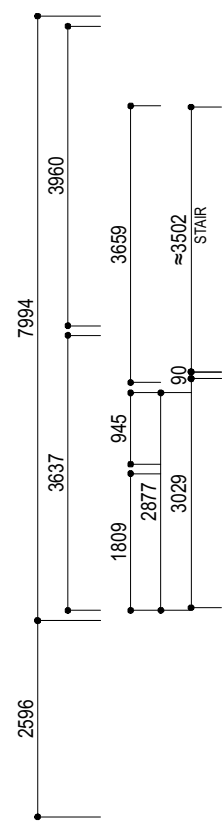
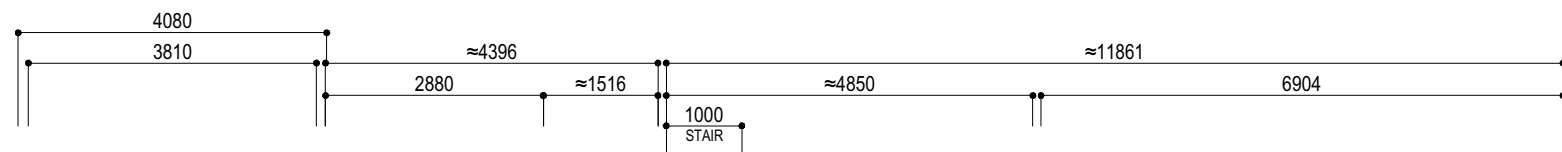
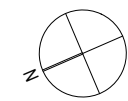
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Yukari Asada  
 028094696  
 21 Panoramic Dr  
 Kingston  
 0474 203 209

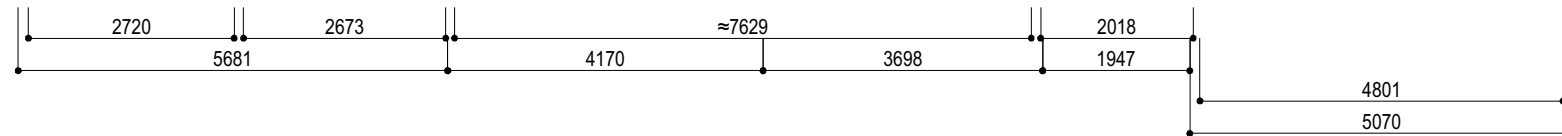
CLIENT  
**BIANCA & PETER**  
 ADDRESS  
**77 WATSONS ROAD  
 KETTERING**

DRAWING  
**DEMOLITION PLAN  
 EXISTING GROUND FLOOR PLAN**  
 SCALE: A3  
**1:100**  
 PROJECT NO.  
**26098**

REVISION  
**F**  
 DATE  
**15.04.2026**  
 DRAWING NO.  
**A-02**



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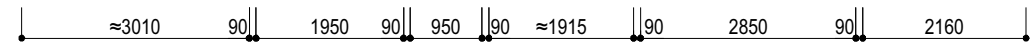
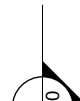
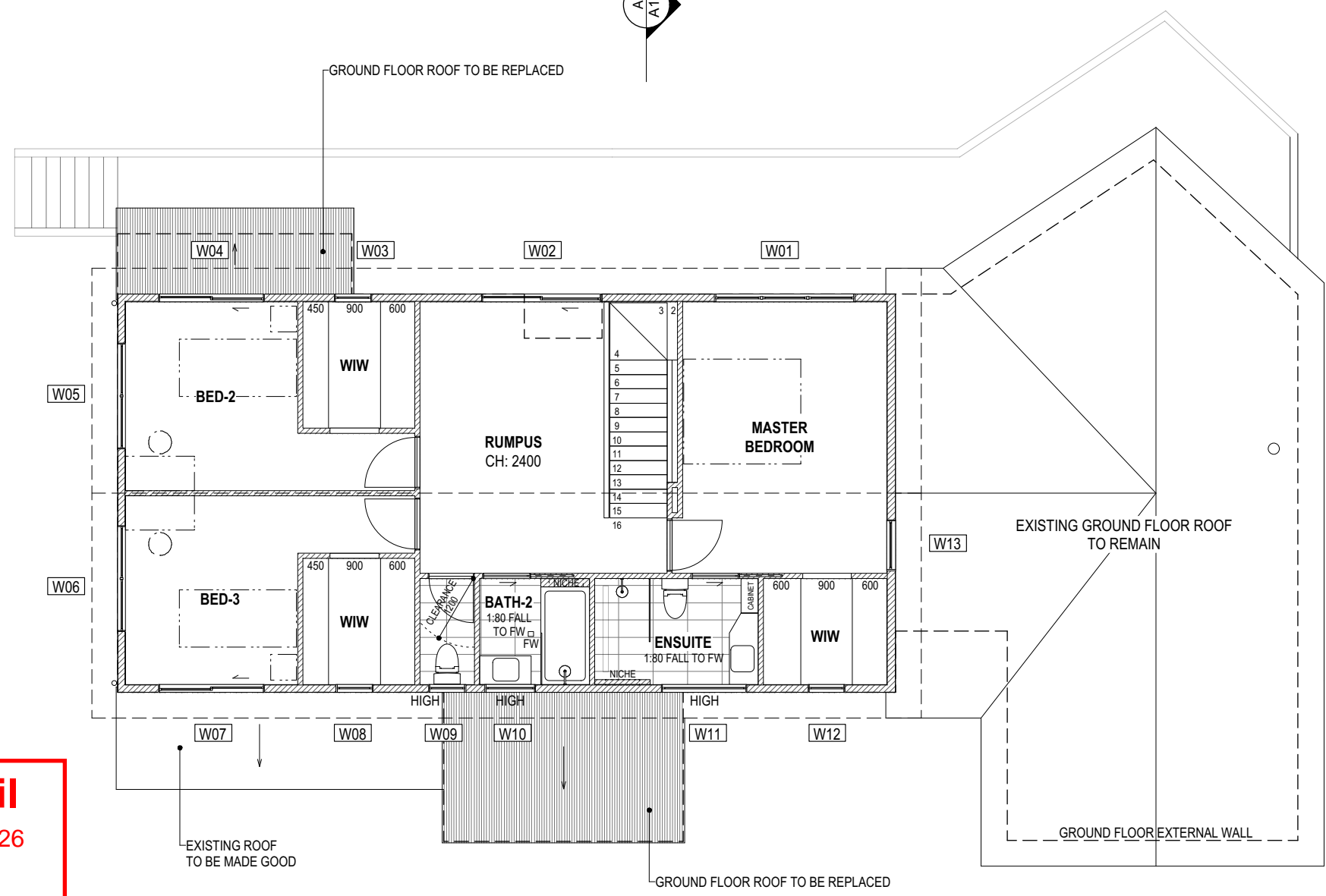
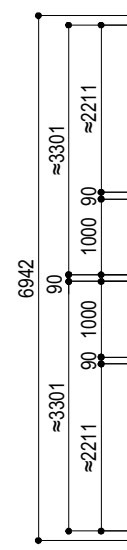
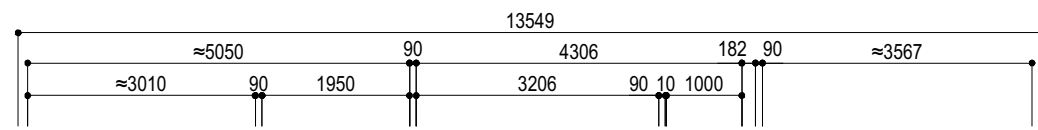
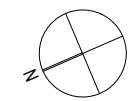
**= WALL LEGEND =**

	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING WALL TO BE REMOVED

Yukari Asada  
028094696  
21 Panoramic Dr  
Kingston  
0474 203 209

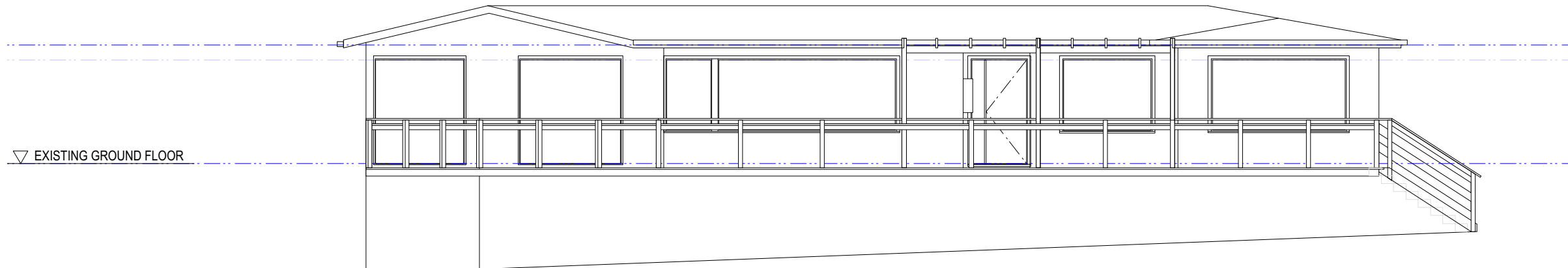
CLIENT  
**BIANCA & PETER**  
ADDRESS  
**77 WATSONS ROAD  
KETTERING**

DRAWING <b>PROPOSED GROUND FLOOR PLAN</b>		
SCALE: A3 <b>1:100</b>	REVISION <b>F</b>	DRAWING NO.
PROJECT NO. <b>26098</b>	DATE <b>15.04.2026</b>	<b>A-03</b>



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Yukari Asada 028094696 21 Panoramic Dr Kingston 0474 203 209	CLIENT	BIANCA & PETER		DRAWING	PROPOSED FIRST FLOOR PLAN	
	ADDRESS	77 WATSONS ROAD KETTERING		SCALE: A3	REVISION	DRAWING NO.
	PROJECT NO.	26098		1:100	F	A-04
	DATE	15.04.2026		DATE		



**EXISTING  
EAST ELEVATION**

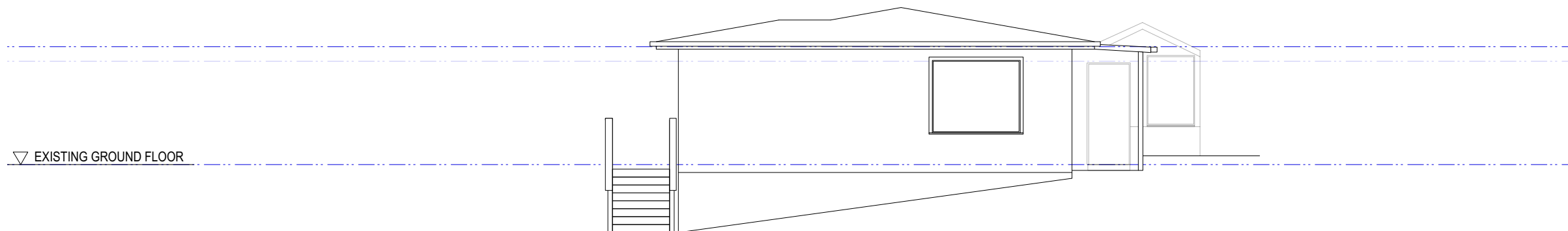
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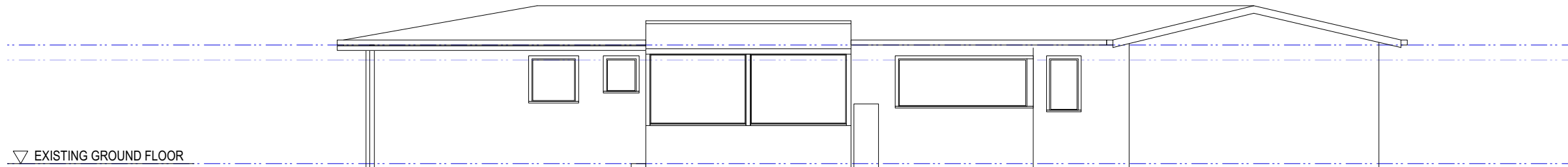
Date Received: 2/6/2026

Date placed on Public Exhibition: 10/6/2026



**EXISTING  
NORTH ELEVATION**

Yukari Asada 028094696 21 Panoramic Dr Kingston 0474 203 209	CLIENT	BIANCA & PETER		DRAWING	EXISTING ELEVATIONS (E & N)		
	ADDRESS	77 WATSONS ROAD KETTERING		SCALE: A3	1:100	REVISION	F
	PROJECT NO.	26098		DATE	15.04.2026		
	DRAWING NO.						<b>A-05</b>



**EXISTING  
WEST ELEVATION**

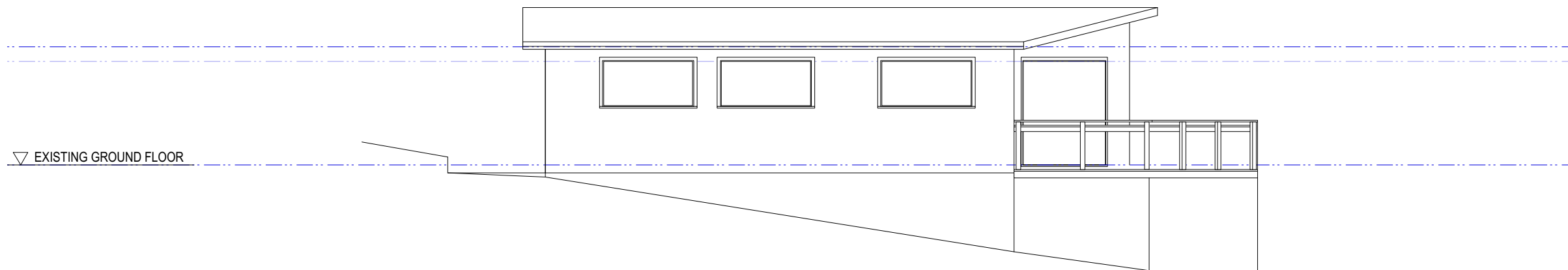
**Kingborough Council**

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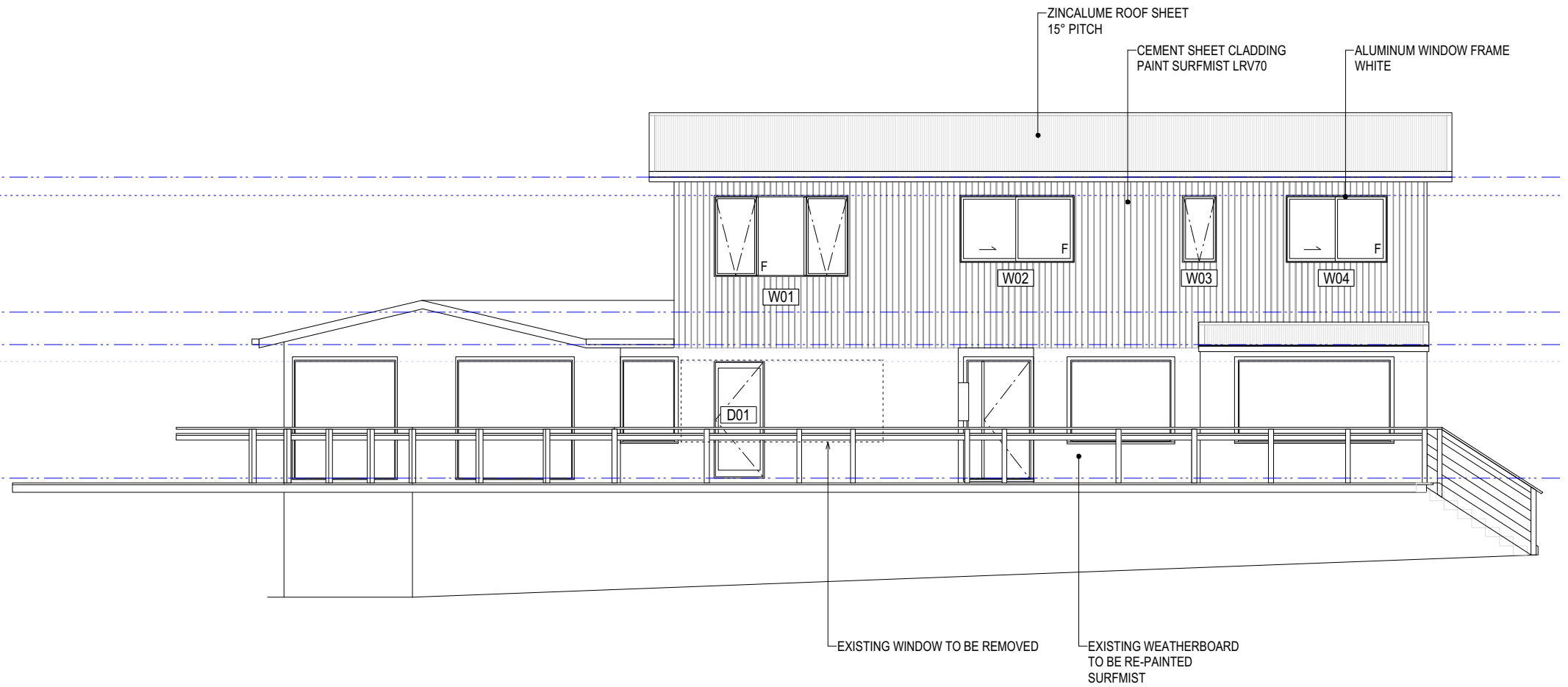
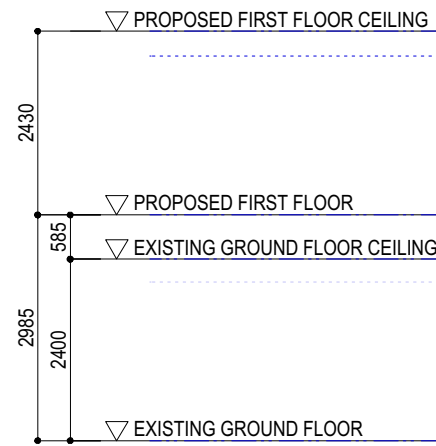
Date Received: 2/6/2026

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**EXISTING  
SOUTH ELEVATION**

Yukari Asada 028094696 21 Panoramic Dr Kingston 0474 203 209	CLIENT	DRAWING		DRAWING NO.
	BIANCA & PETER	EXISTING ELEVATIONS (W & S)		
	ADDRESS	SCALE: A3	REVISION	
	77 WATSONS ROAD	1:100	F	
KETTERING	PROJECT NO.	DATE		
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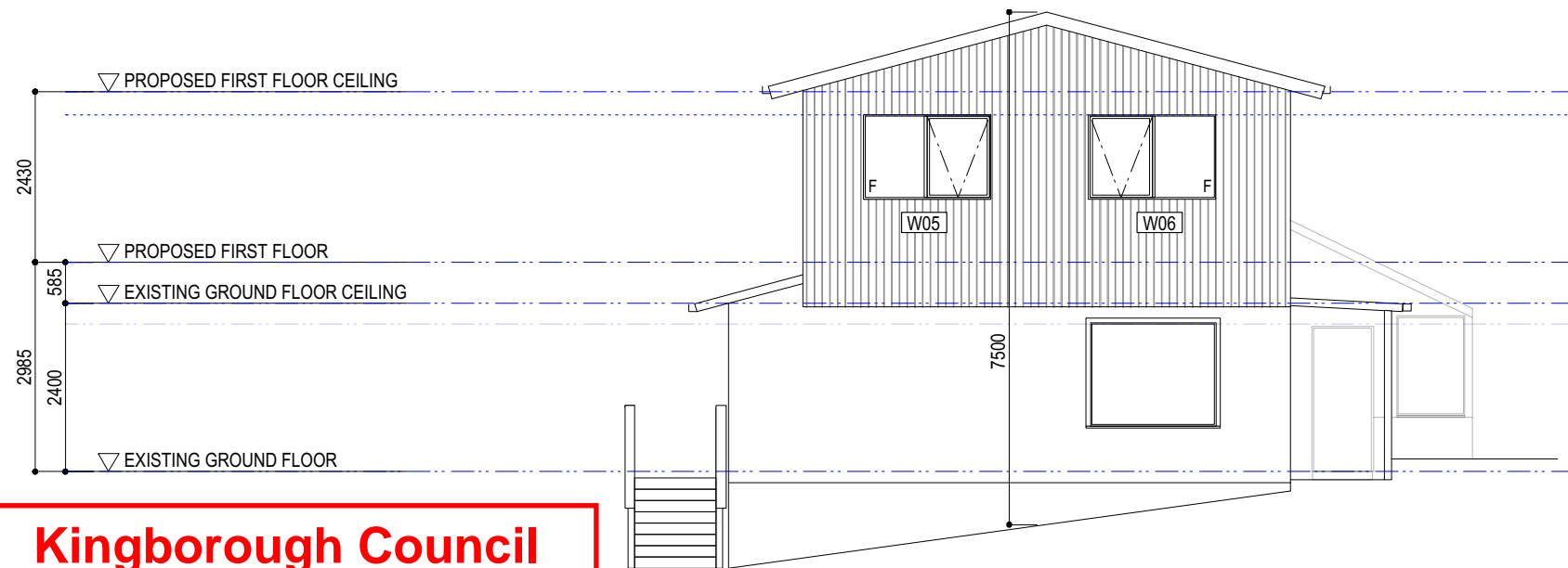


**WINDOW SCHEDULE**

ID	TYPE	HEIGHT	WIDTH	GLAZING	NOTE
W01	Awning & Fix	1457	2410	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W02	Sliding	1200	2050	Clear	
W03	Awning	1200	610	Clear	
W04	Sliding	1200	1810	Clear	
W05	Awning & Fix	1200	1810	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W06	Awning & Fix	1200	1810	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W07	Sliding	1200	1810	Clear	
W08	Awning	1200	610	Clear	
W09	Awning	600	610	Clear	
W10	Awning	600	850	Clear	
W11	Awning	600	1450	Clear	
W12	Awning	1457	610	Clear	
W13	Awning	1457	850	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W20	Sliding	600	1450	Clear	
W21	Awning	600	610	Obscure	
W22	Awning	1030	850	Clear	
W23	Awning	600	1200	Clear	
W24	Awning	600	1200	Clear	
D01	Hinged Door	2100	900	Clear	
D02	Hinged Door	2100	900	Clear	Outward opening

-Double glazing aluminum frame (TBC)  
 -Fly Screen  
 -BAL19  
 -All window/door measurements to be verified on site prior to ordering

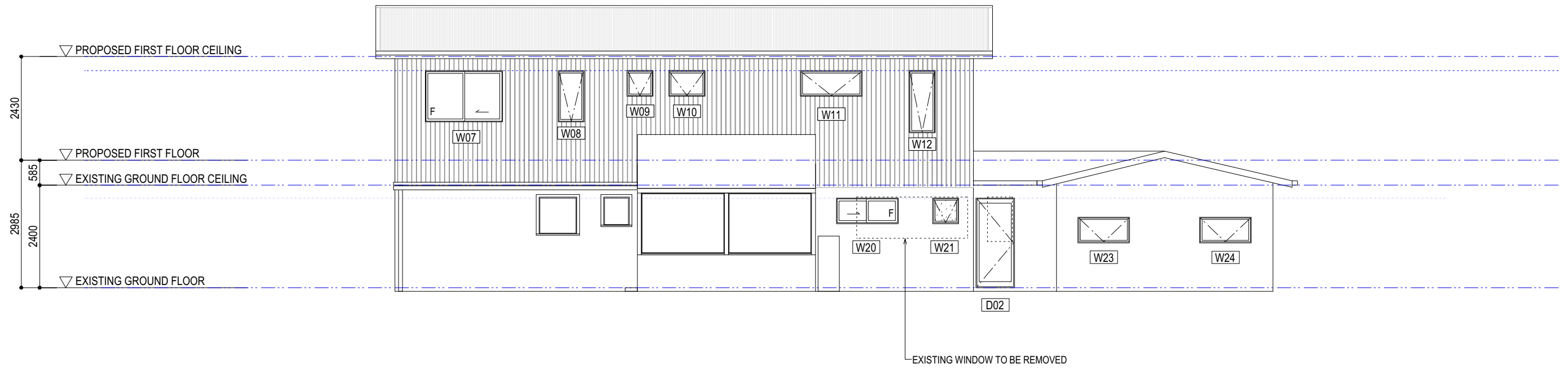
**PROPOSED EAST ELEVATION**



**PROPOSED NORTH ELEVATION**

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Yukari Asada 028094696 21 Panoramic Dr Kingston 0474 203 209	CLIENT	BIANCA & PETER	
	ADDRESS	77 WATSONS ROAD KETTERING	
	SCALE: A3	1:100	REVISION
	PROJECT NO.	26098	DATE
			DRAWING NO.
			<b>A-07</b>

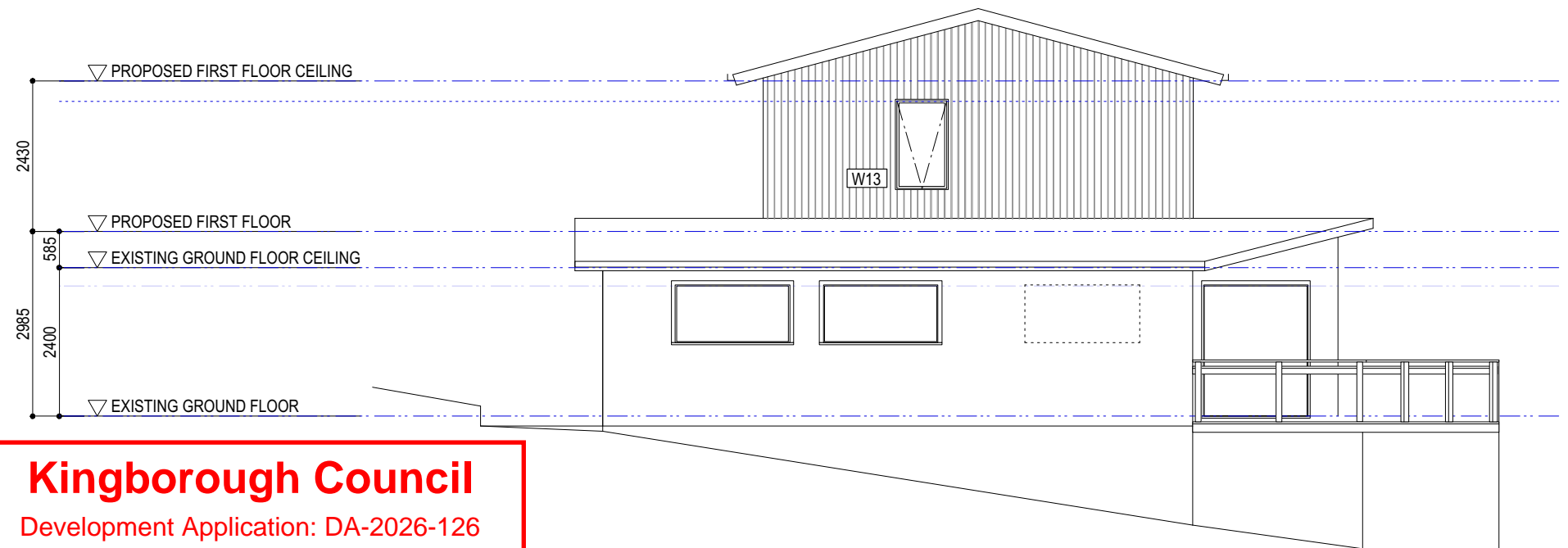


## PROPOSED WEST ELEVATION

### WINDOW SCHEDULE

ID	TYPE	HEIGHT	WIDTH	GLAZING	NOTE
W01	Awning & Fix	1457	2410	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W02	Sliding	1200	2050	Clear	
W03	Awning	1200	610	Clear	
W04	Sliding	1200	1810	Clear	
W05	Awning & Fix	1200	1810	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W06	Awning & Fix	1200	1810	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W07	Sliding	1200	1810	Clear	
W08	Awning	1200	610	Clear	
W09	Awning	600	610	Clear	
W10	Awning	600	850	Clear	
W11	Awning	600	1450	Clear	
W12	Awning	1457	610	Clear	
W13	Awning	1457	850	Clear	Bedroom window opening restriction in accordance with Part 11.3.7
W20	Sliding	600	1450	Clear	
W21	Awning	600	610	Obscure	
W22	Awning	1030	850	Clear	
W23	Awning	600	1200	Clear	
W24	Awning	600	1200	Clear	
D01	Hinged Door	2100	900	Clear	
D02	Hinged Door	2100	900	Clear	Outward opening

-Double glazing aluminum frame (TBC)  
 -Fly Screen  
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 -All window/door measurements to be verified on site prior to ordering



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	PROJECT NO.	26098	DATE	F	15.04.2026	A-08

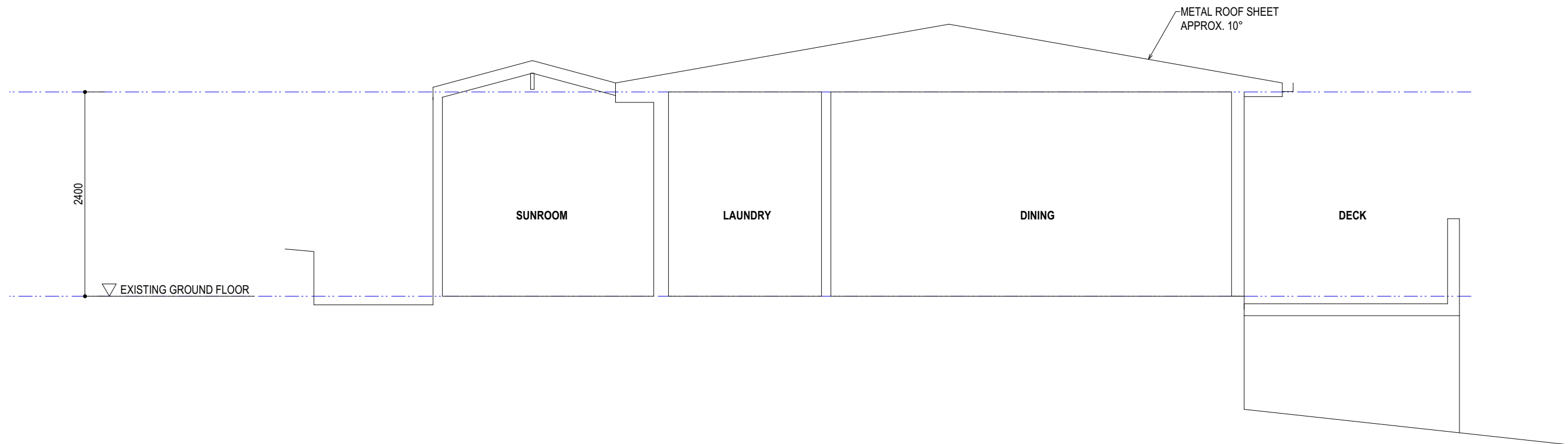
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	BIANCA & PETER	EXISTING SECTION		
	ADDRESS	SCALE: A3	REVISION	DRAWING NO.
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	PROJECT NO.	DATE		
	26098	15.04.2026		

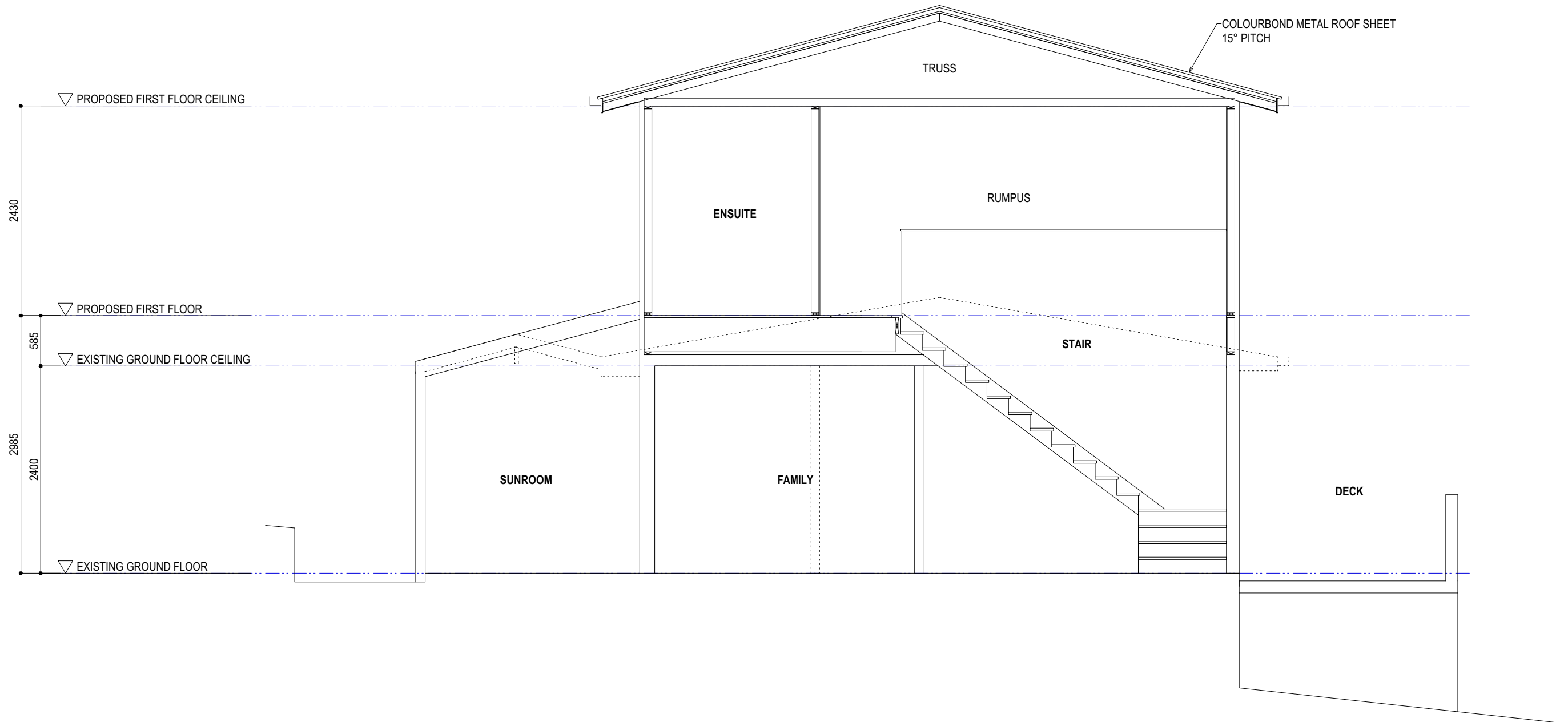
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	ADDRESS	77 WATSONS ROAD KETTERING		SCALE: A3	REVISION	DRAWING NO.
	PROJECT NO.	26098	DATE	15.04.2026	<b>A-10</b>	
	REVISION	F				