

Planning Authority
Kingborough Council
15 Channel Highway Kingston

15 April 2026
(2 June 2026 amended)

PROPOSED TWO STOREY ADDITION & RENOVATION, PROPOSED
RAINWATER TANK & SHIPPING CONTAINER
- 77 Watsons Road Kettering - OWNER: BIANCA & PETER BRENNAN

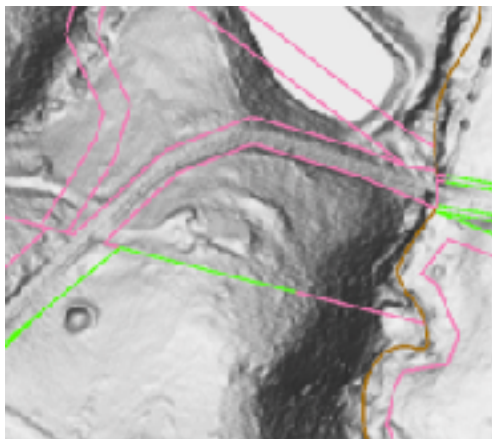
13.4.2 Setback

P2

Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:

- (a) the topography of the site;*
- (b) the size and shape of the site;*
- (c) the location of existing buildings on the site;*
- (d) the proposed colours and external materials of the building;*
- (e) visual impact on skylines and prominent ridgelines;*
- (f) impact on native vegetation;*
- (g) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:*
 - (i) overlooking and loss of privacy;*
 - (ii) visual impact, when viewed from adjoining lots, through building bulk and massing.*

The proposed rainwater tank and shipping container are to be located at the rear of the existing dwelling, positioned 1.5m and 1m respectively from the western boundary, which is shared with 85 Watsons Road. As indicated by the contour lines on Proposed Site Plan A-01 and the Hillgrey Map below, the area between the dwelling and the western boundary is relatively flat compared to the rest of the site and does not contain native vegetation. Both structures will be situated behind the existing Shed-2 when viewed from the street. As a result, they will be largely screened from the frontage and will not be readily visible from the public realm.



In terms of scale, the rainwater tank will have a maximum height of 2.2m, and the shipping container will be 2.6m high. Given that the land slopes upward toward the west, these structures will not impact the ridgeline or broader landscape setting.

13.4.3 Design

P2

Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring

The proposed addition is designed as a sympathetic extension to the existing dwelling, which currently features Zincalume roof sheeting, white window frames, and light grey/blue painted weatherboard wall cladding.

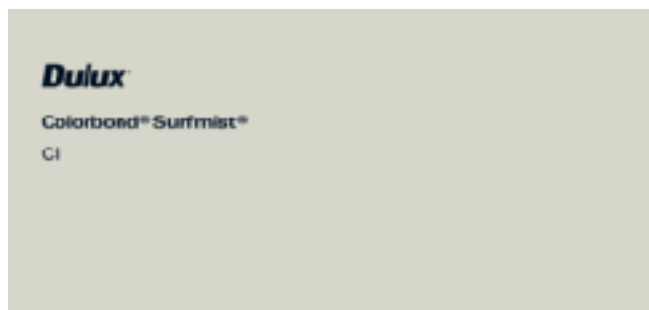


Existing Dwelling East Elevation

The proposed material and colour palette for the addition includes Zincalume roof sheeting, Surfemist (LRV 70) painted cement sheet wall cladding, and white powder-coated aluminium window frames. In addition, the existing ground floor wall cladding will be repainted in Surfemist to ensure a cohesive and unified appearance between the original dwelling and the new works.

The proposed Colourbond rainwater tank will be finished in Surfemist to ensure it presents as a complementary and appurtenant element of the dwelling, minimising its visual prominence within the site.

Surfmist is a warm white with subtle grey natural undertone inspired by coastal landscapes and the whitewashed textures of beach environments. It is widely used in coastal-style architecture and contributes to a clean fresh understated natural aesthetic.



The proposed colour scheme maintains and reinforces the established coastal and marine character of the existing dwelling. As the current appearance of the house does not detract from the surrounding streetscape or visual amenity, continuing a similar palette for the extension is not expected to result in any adverse visual impact on neighbouring properties.

The surrounding Watsons Road area exhibits a consistent pattern of light-toned dwellings, including white and light beige exterior finishes. This reflects the broader character of Kettering as a waterfront community and gateway to Bruny Island, with strong associations to marine and coastal environments. The subject site's proximity to the waterfront and its location approximately 800 metres from the town centre and Channel Highway further support this context.

Accordingly, the proposed use of Zincolume and Surfmist will integrate well with the existing dwelling and contribute positively to the established coastal character of the locality, without negatively impacting the visual amenity of the neighbourhood.

Yours sincerely,

Yukari Asada

A handwritten signature in black ink, reading "Yukari Asada" in Japanese characters.