

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2025-390
Proposal: Ancillary dwelling and outbuilding
Subject Site: 26 Tahune Crescent, Blackmans Bay
Responsible Planning Officer: Vinodha Manimaran

Advertised Documents:

- Application Plans

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 **4 February 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.





BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

Kingborough Council

Development Application: DA-2025-390

Plan Reference No: P3

Date Received: 14/1/2026

Date placed on Public Exhibition: 21/1/2026

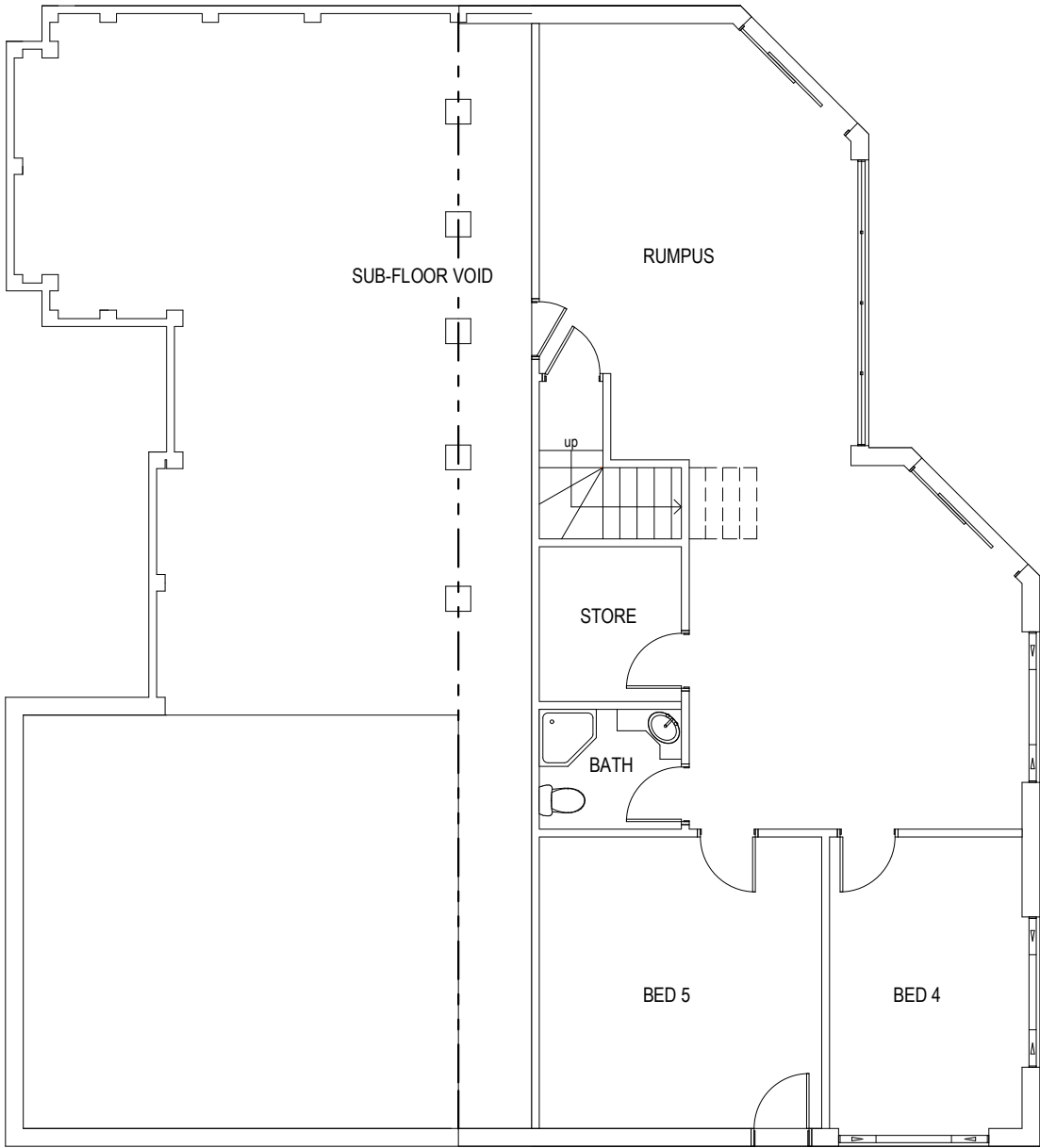
Belinda Weston
Mark day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

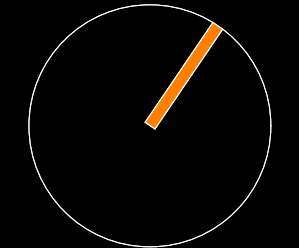
M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com



EXISTING FLOOR AREA : 96.00 m2

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REV :	
A	26/11/2025 (RFI)

JOB : ANCILLARY DWELLING

AT : 26 TAHUNE CRESCENT
BLACKMANS BAY

FOR : RACHAEL DOWNIE

DRAWING TITLE :
**EXISTING LOWER
FLOOR PLAN**

DRAWN:	DATE:	DWG NO. :
BJW	31.10.2025	02
SCALE:A3 1:100	ISSUE: DA	



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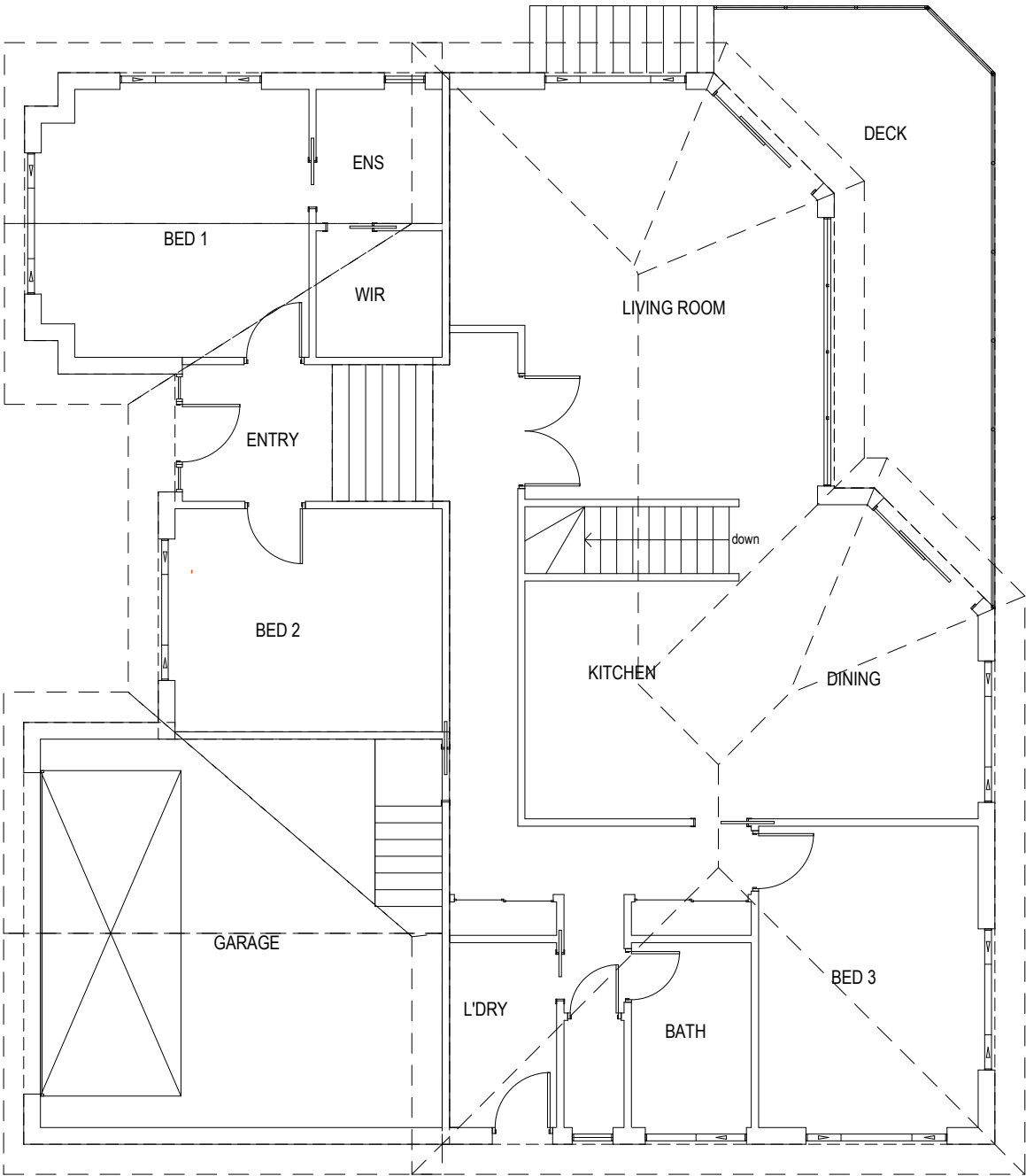
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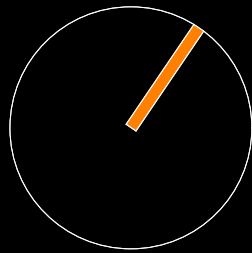
M : 0409 537 337
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EXISTING FLOOR AREA : 203.04 m2 (including garage)
EXISTING DECK AREA : 21.82 m2.

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REV :
A 26/11/2025 (RFI)

JOB : ANCILLARY DWELLING

AT : 26 TAHUNE CRESCENT
BLACKMANS BAY

FOR : RACHAEL DOWNIE

DRAWING TITLE :

EXISTING UPPER
FLOOR PLAN

DRAWN:	DATE:	DWG NO. :
BJW	31.10.2025	03
SCALE:A3	ISSUE:	
1:100	DA	



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

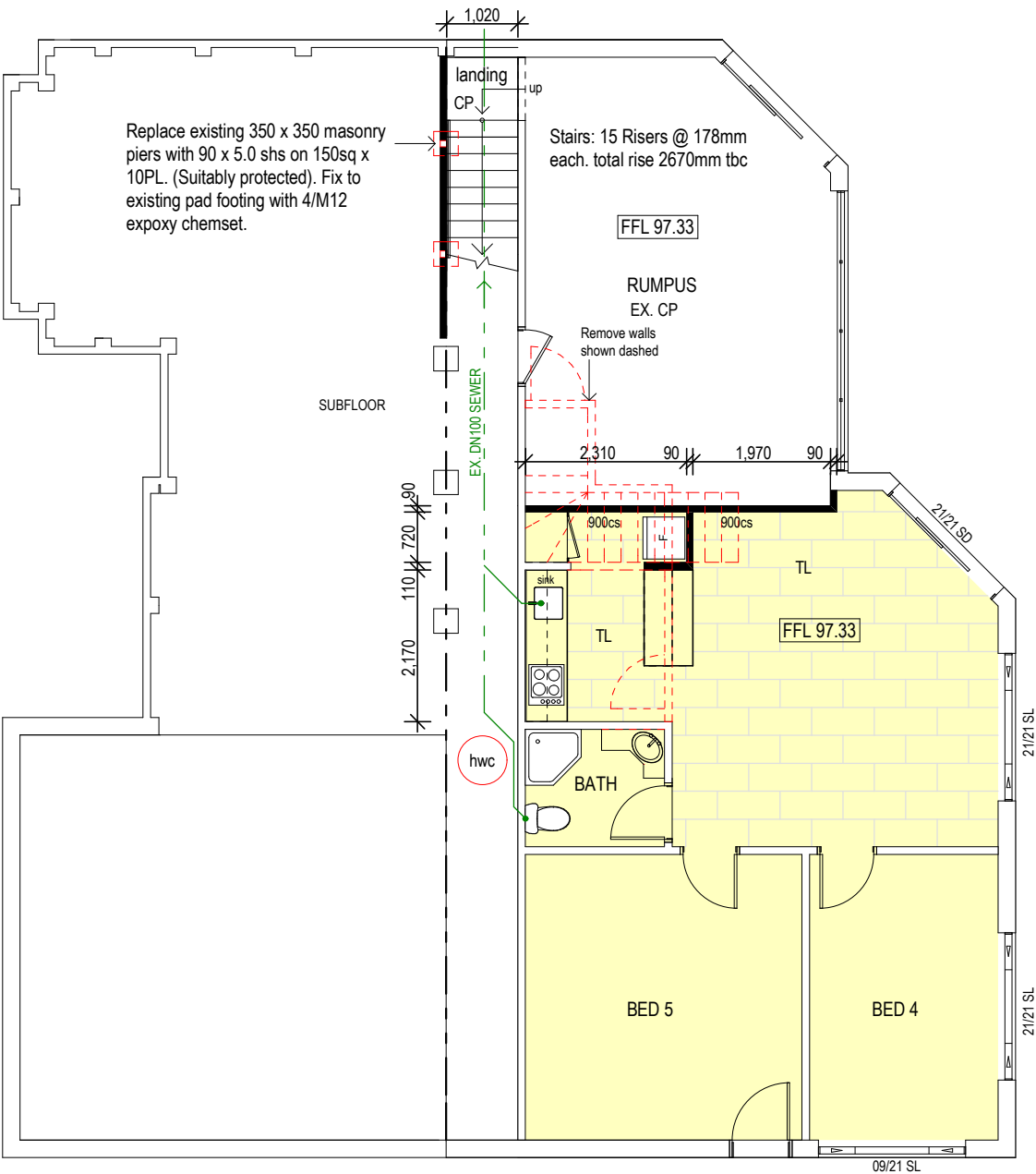
USE WRITTEN DIMENSIONS-DO NOT SCALE

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LOCAL COUNCIL BY-LAWS AND CURRENT NCC

WALL FRAMING TYP.
STUDS 90 x 35 MGP10 - 450 UNO
2/90 x 35 MGP10 TOP PLATE
90 x 35 MGP10 BOTTOM PLATE

FLOOR COVERING SCHEDULE (TYP)
(OVER STRUCTURAL SHEET FLOOR OR APPROVED SUBSTRATE)
CP : SELECTED CARPET ON FOAM UNDERLAY
TL : SELECTED NON SLIP FLOOR TILE (R10) SLIP RESISTANCE LEVEL
HY ; SELECTED HYBRID TIMBER OVERLAY FLOORING

ANCILLARY DWELLING (60m2)



Kingborough Council

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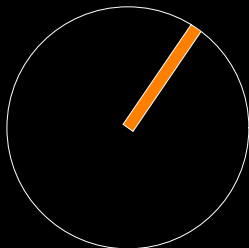
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REV :	
A	26/11/2025 (RFI)
B	13/01/2026 (RFI)

JOB : ANCILLARY DWELLING

AT : 26 TAHUNE CRESCENT
BLACKMANS BAY

FOR : RACHAEL DOWNIE

DRAWING TITLE :
**PROPOSED LOWER
FLOOR PLAN**

DRAWN:	DATE:	DWG NO. :
BJW	31.10.2025	04
SCALE:A3	ISSUE:	
1:100	DA	



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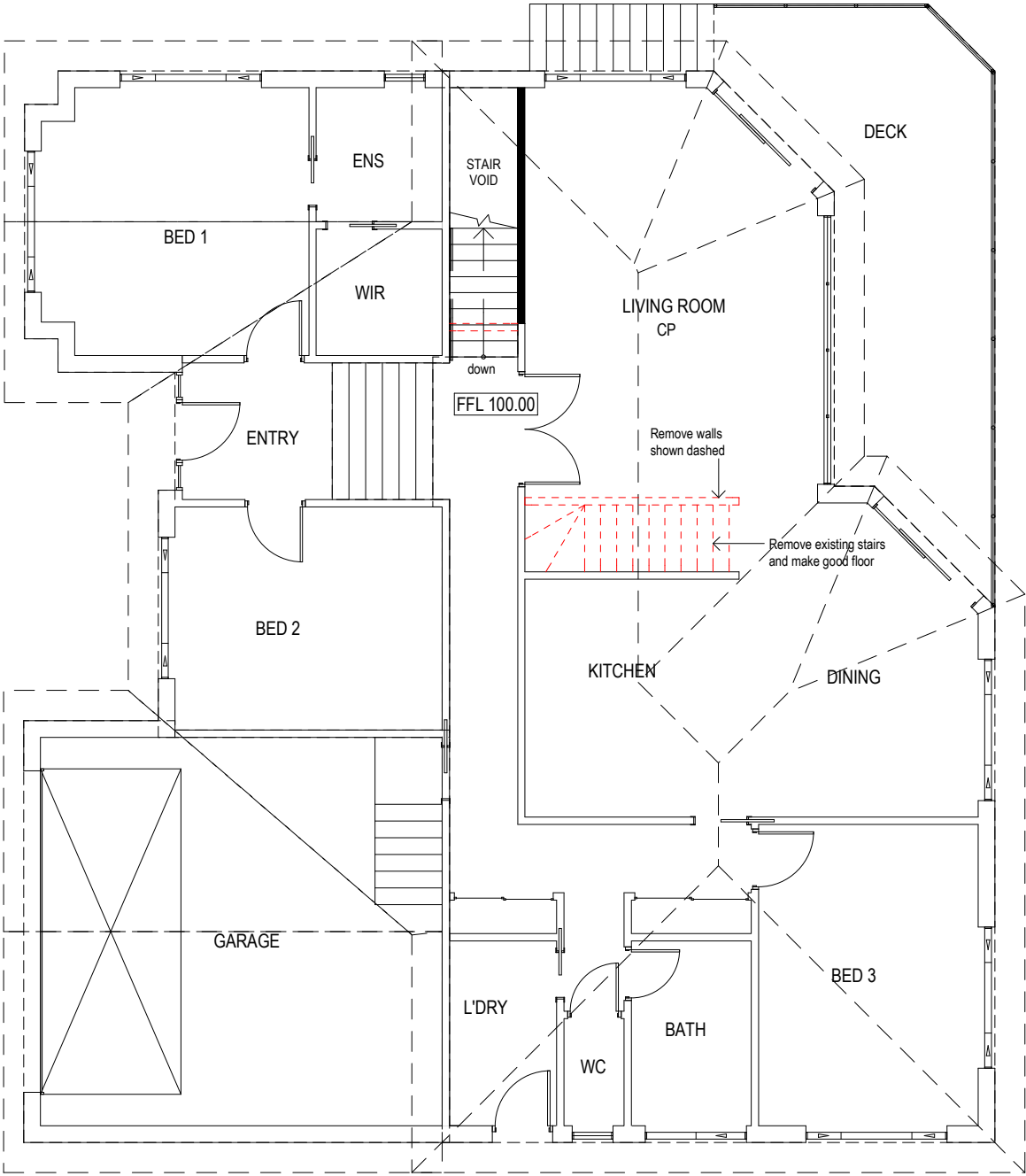
BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
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LOCAL COUNCIL BY-LAWS AND CURRENT NCC

WALL FRAMING TYP.
STUDS 90 x 35 MGP10 - 450 UNO
2/90 x 35 MGP10 TOP PLATE
90 x 35 MGP10 BOTTOM PLATE

FLOOR COVERING SCHEDULE (TYP)
(OVER STRUCTURAL SHEET FLOOR OR APPROVED SUBSTRATE)
CP : SELECTED CARPET ON FOAM UNDERLAY
TL : SELECTED NON SLIP FLOOR TILE (R10) SLIP RESISTANCE LEVEL
HY ; SELECTED HYBRID TIMBER OVERLAY FLOORING



Kingborough Council

Development Application: DA-2025-390

Plan Reference No: P3

Date Received: 14/1/2026

Date placed on Public Exhibition: 21/1/2026

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REV :
A 26/11/2025 (RFI)

JOB : ANCILLARY DWELLING

AT : 26 TAHUNE CRESCENT
BLACKMANS BAY

FOR : RACHAEL DOWNIE

DRAWING TITLE :
**PROPOSED UPPER
FLOOR PLAN**

DRAWN:	DATE:	DWG NO. :
BJW	31.10.2025	05
SCALE:A3	ISSUE:	
1:100	DA	



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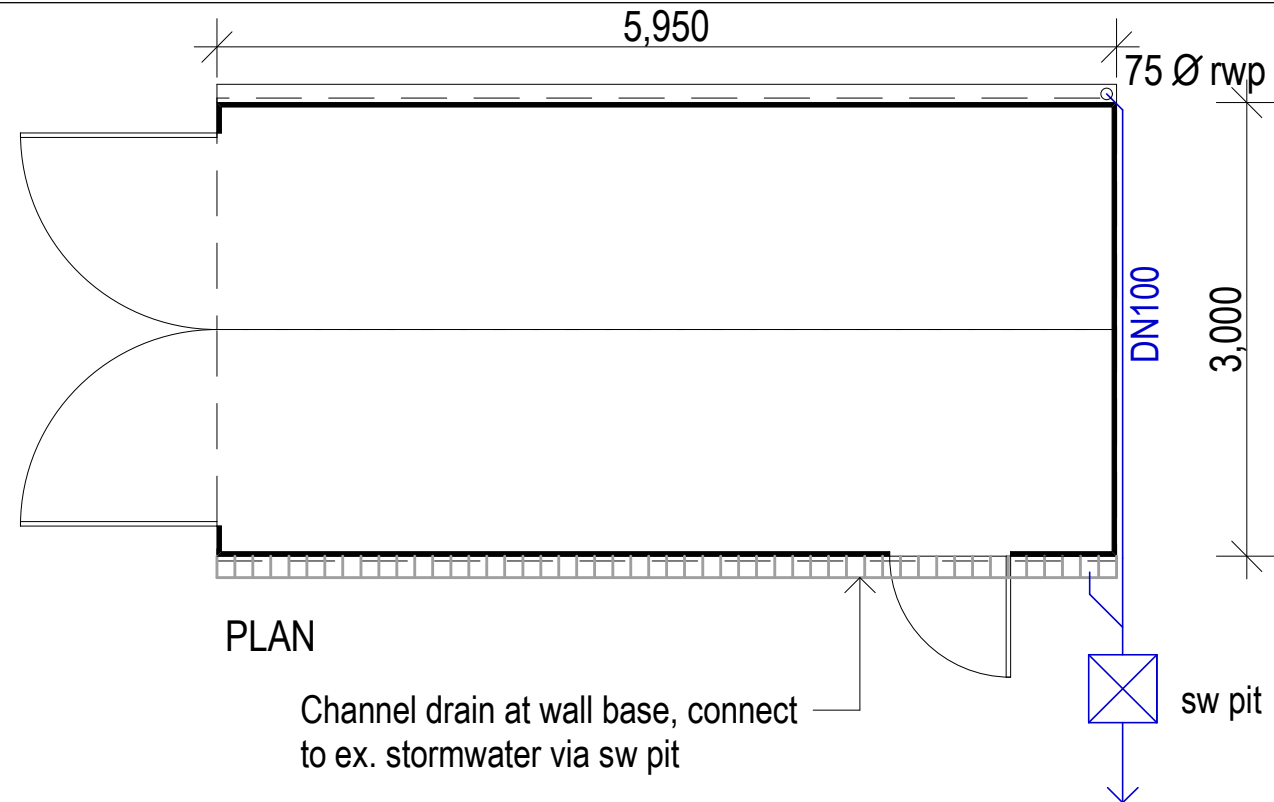
Kingborough Council

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Plan Reference No: P3

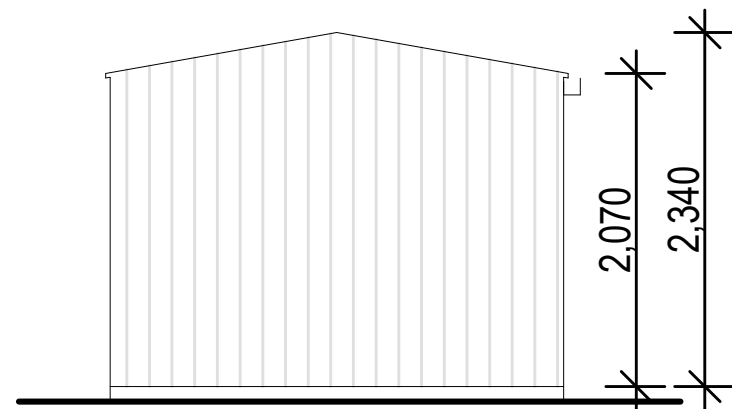
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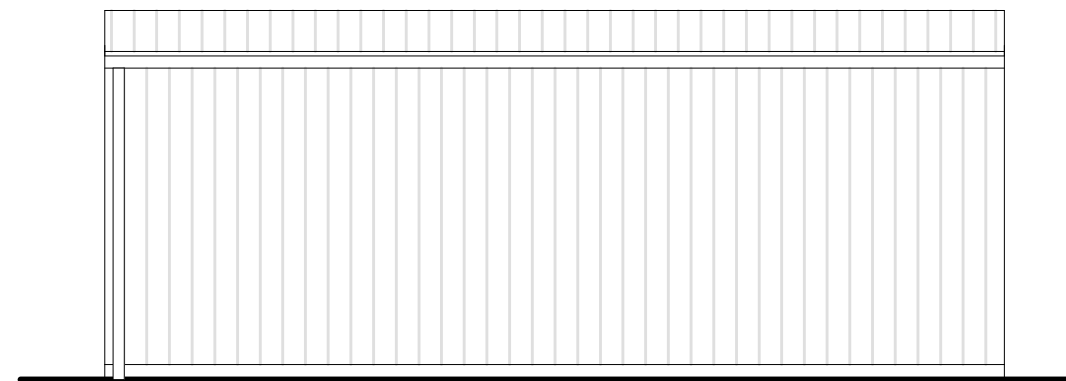


PLAN

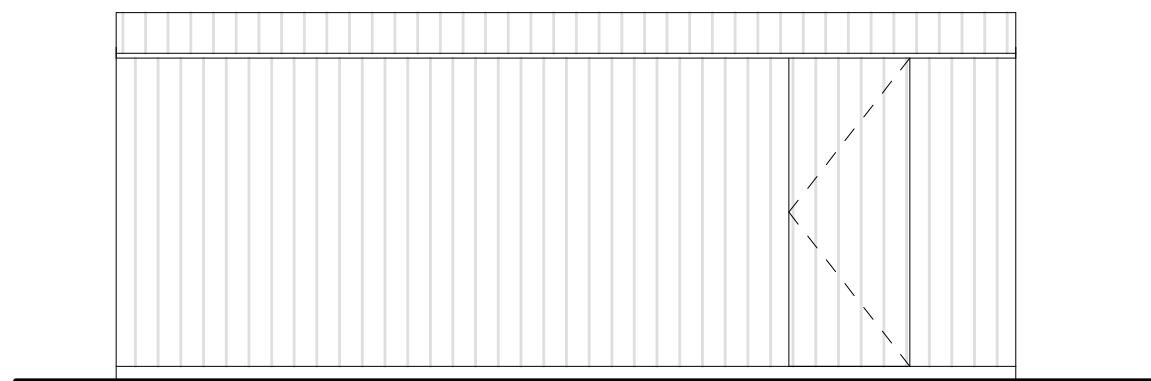
Channel drain at wall base, connect
to ex. stormwater via sw pit



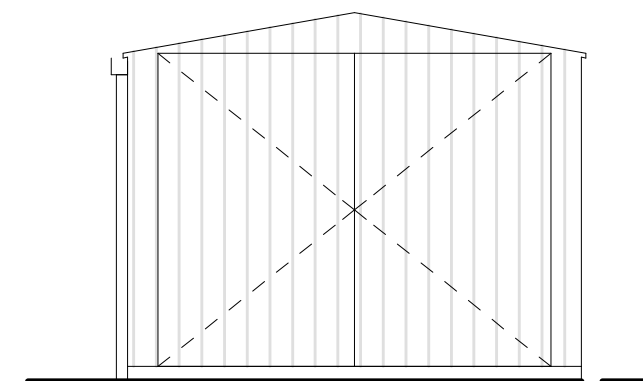
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

Channel drain ex.
stormwater via sw pit

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REV :
A. 13/01/2026 (RFI)

JOB : SHED

AT : 26 TAHUNE CRESCENT
BLACKMANS BAY

FOR : RACHAEL DOWNIE

DRAWING TITLE :

PROPOSED SHED

DRAWN:	DATE:	DWG NO. :
MJD	28.11.2025	06
SCALE:A3	ISSUE:	
1:50	DA	



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