

# 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](mailto: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

Property Identification Number : 1765013

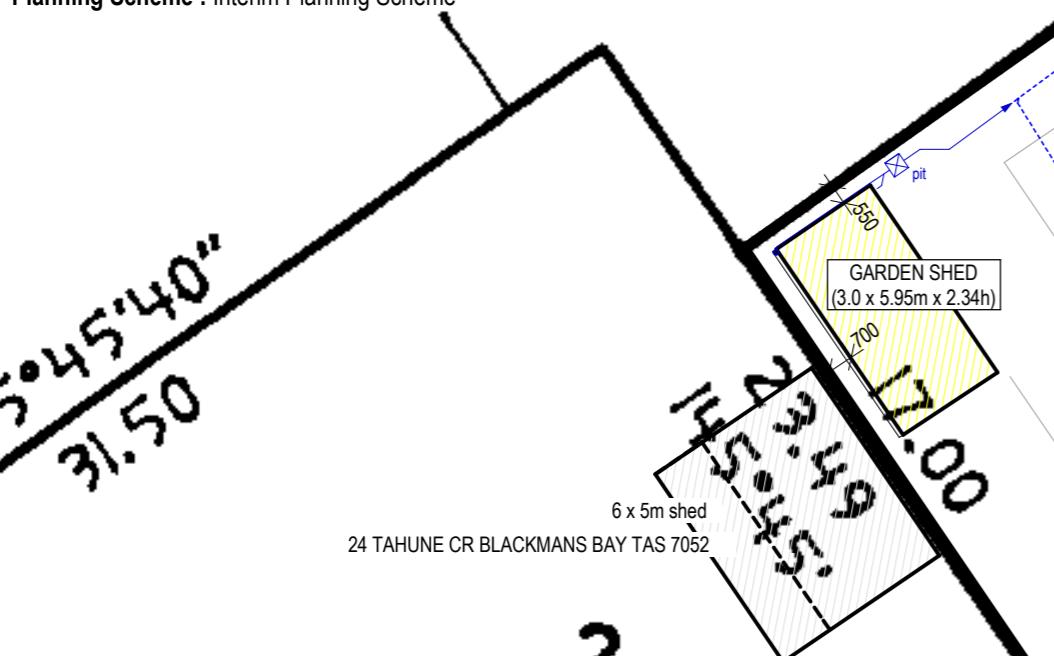
Certificate of Title Reference  
(Volume/Folio) : 126603/62

Planning Zones : 10.0 General Residential

Planning Codes Overlay : N/A

Total Area : 761 sqm

Planning Scheme : Interim Planning Scheme



740m<sup>2</sup>

63

55°45'00"  
31.50

55°45'  
28.33

TAHUNE  
CRES

3.93  
3.93

PUBLIC DRAIN

DRAINAGE

54°48'20"

31.92  
(11.34)  
(3.45)  
(5.2)

11.43

105°  
13.70  
(11.61)  
(7.00)  
(4.30)

29°38'

05'

750m<sup>2</sup>

61

134°33'  
17.71

11.86  
74°23'

**Kingborough Council**

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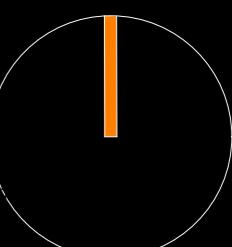
Belinda Weston  
Mark day

155 Fergusson Rd,  
Brighton, TAS. 7030

Ph : 03 62680063

M : 0409 537 337  
or 0434 147 747

Email :  
duodesign@bigpond.com



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

JOB : ANCILLARY DWELLING

AT : 26 TAHUNE CRESCENT  
BLACKMANS BAY 7052

FOR : RACHAEL DOWNIE

DRAWING TITLE :

**SITE PLAN**

DRAWN:	DATE:	DWG NO.:
MJD	31.10.2025	
SCALE:	ISSUE:	
1:200	DA	

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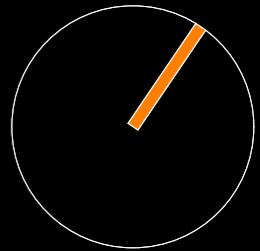
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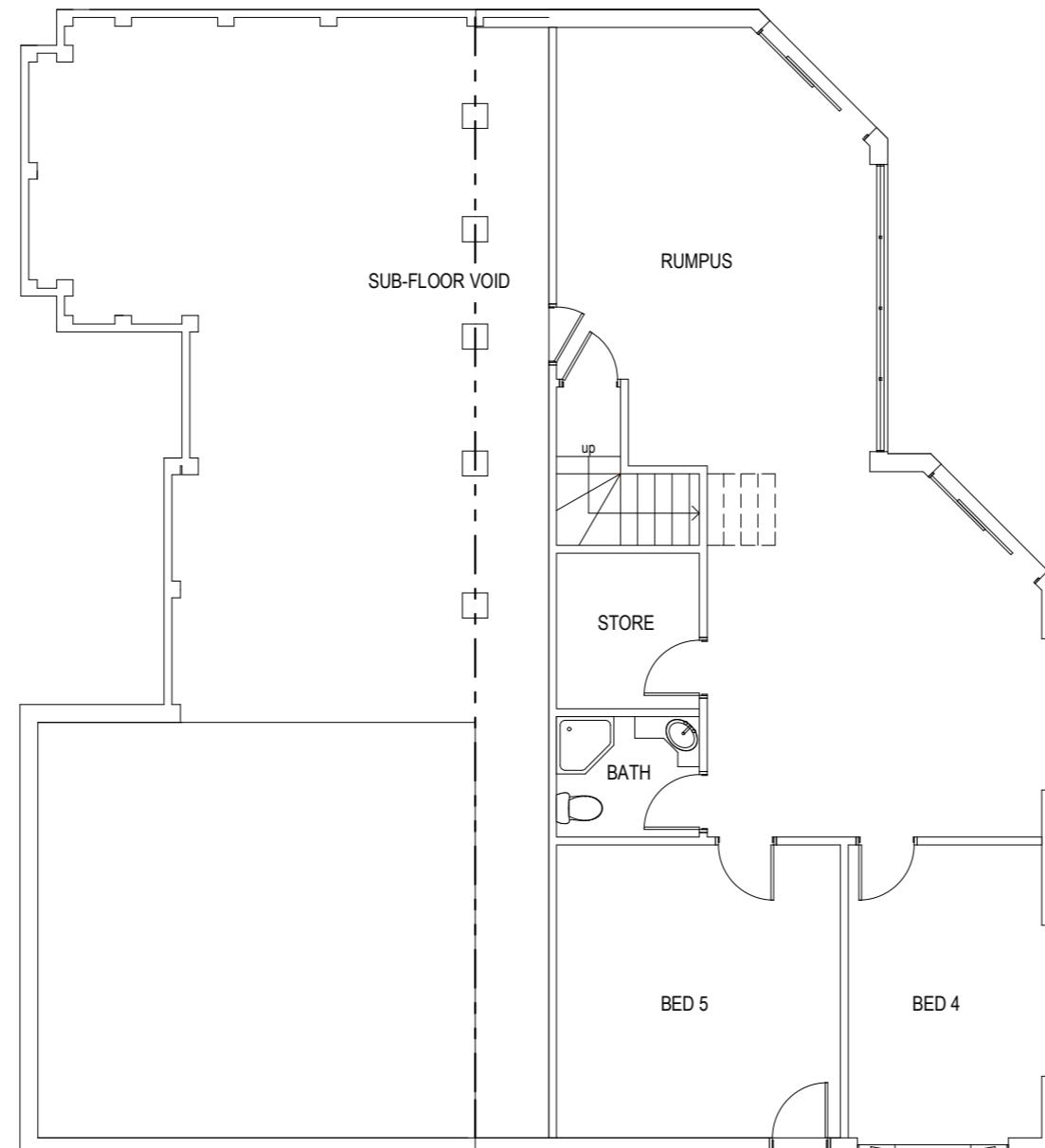
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JOB : ANCILLARY DWELLING		
AT : 26 TAHUNE CRESCENT BLACKMANS BAY		
FOR : RACHAEL DOWNIE		
DRAWING TITLE :		
<b>EXISTING LOWER FLOOR PLAN</b>		
DRAWN:	DATE:	DWG NO. :
BJW	31.10.2025	
SCALE:A3	ISSUE:	
1:100	DA	

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EXISTING FLOOR AREA : 96.00 m<sup>2</sup>

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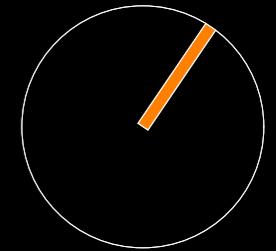
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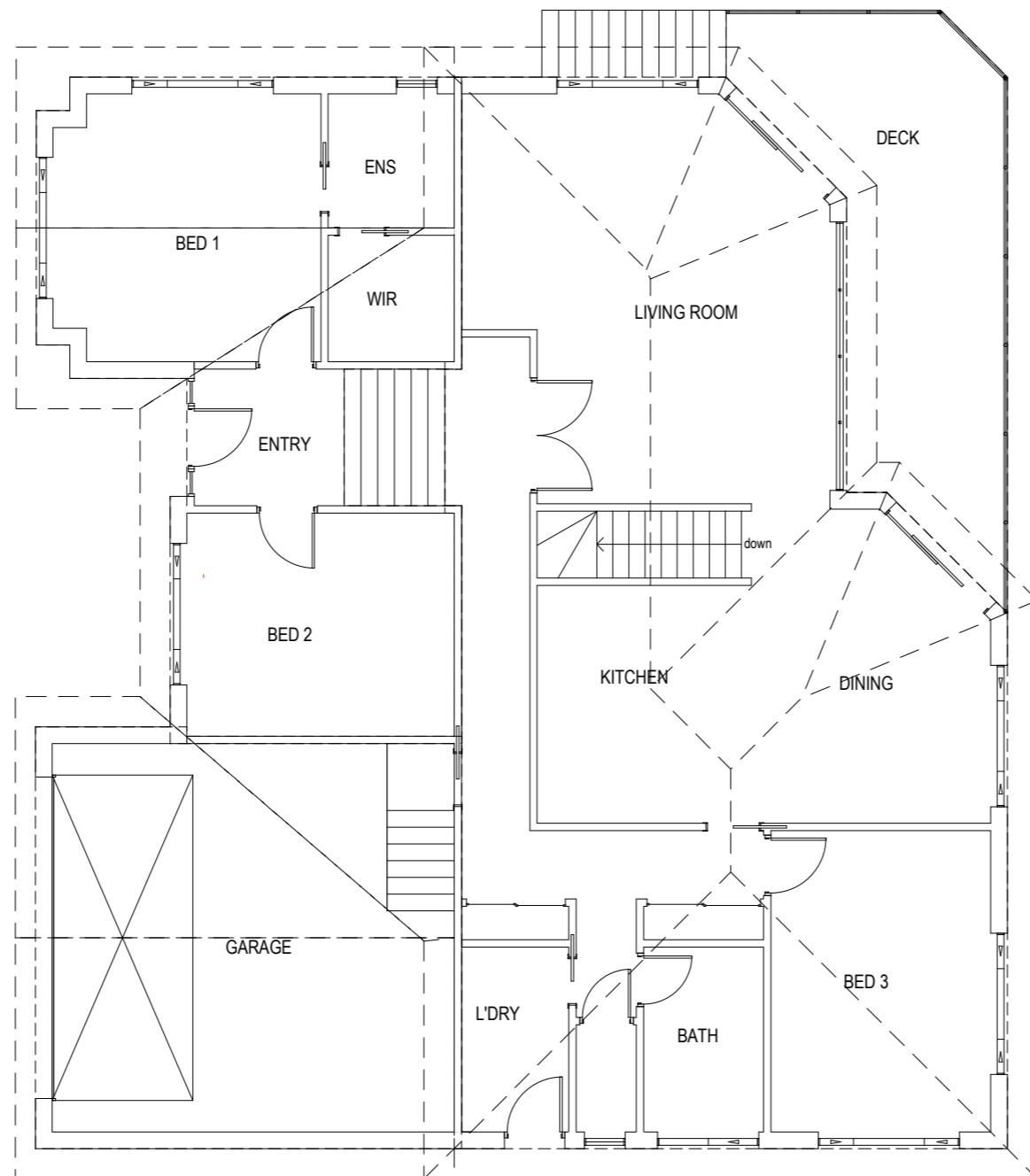


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JOB : ANCILLARY DWELLING	
AT : 26 TAHUNE CRESCENT BLACKMANS BAY	
FOR : RACHAEL DOWNIE	
DRAWING TITLE :	
<b>EXISTING UPPER FLOOR PLAN</b>	
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EXISTING FLOOR AREA : 203.04 m<sup>2</sup> ( including garage )  
EXISTING DECK AREA : 21.82 m<sup>2</sup>.



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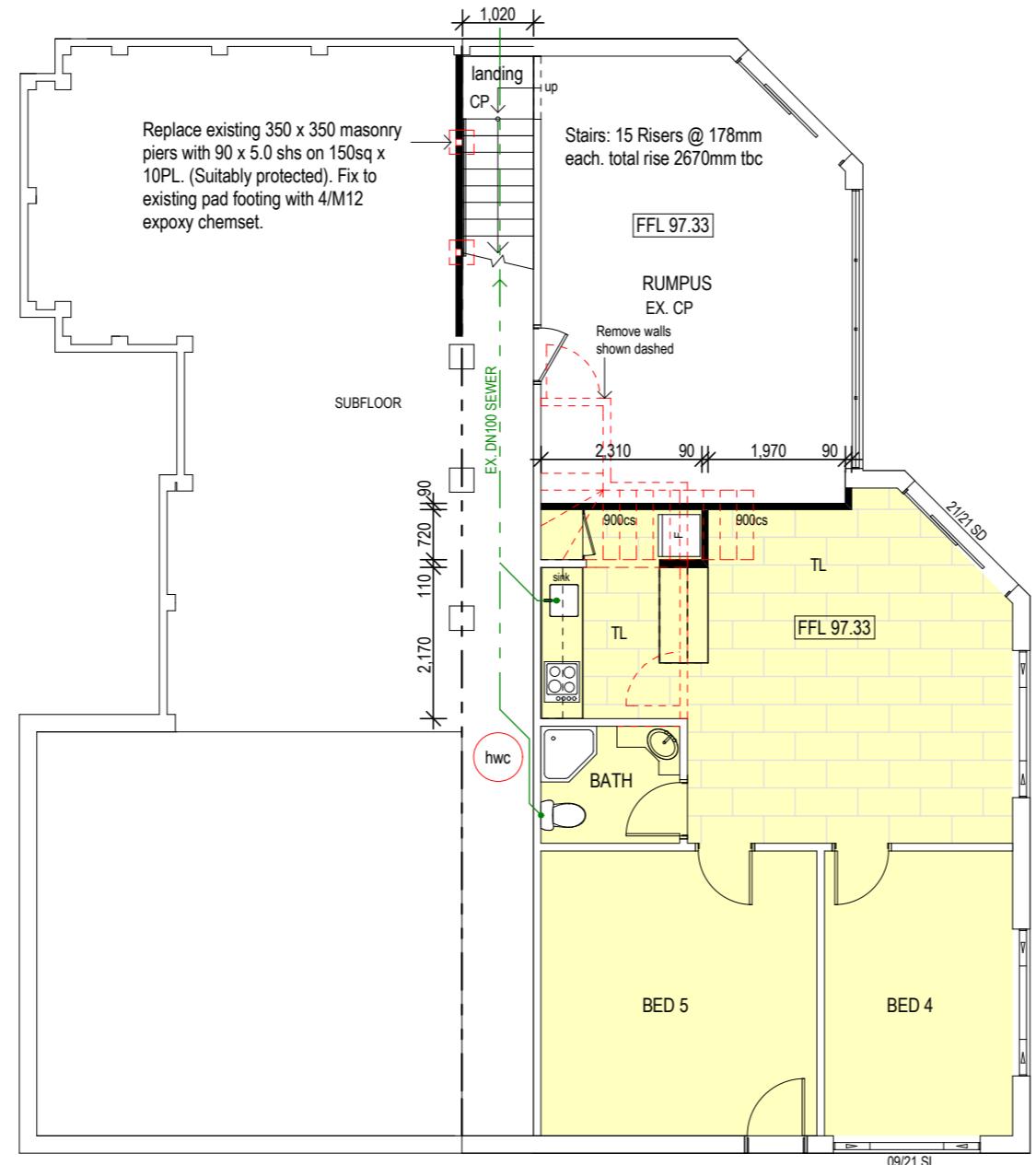
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WALL FRAMING TYP.  
STUDS 90 x 35 MGP10 - 450 UNO  
2/90 x 35 MGP10 TOP PLATE  
90 x 35 MGP10 BOTTOM PLATE

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 (60m<sup>2</sup>)



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AT : 26 TAHUNE CRESCENT BLACKMANS BAY		
FOR : RACHAEL DOWNIE		
DRAWING TITLE : <b>PROPOSED LOWER FLOOR PLAN</b>		
DRAWN:	DATE:	DWG NO. :
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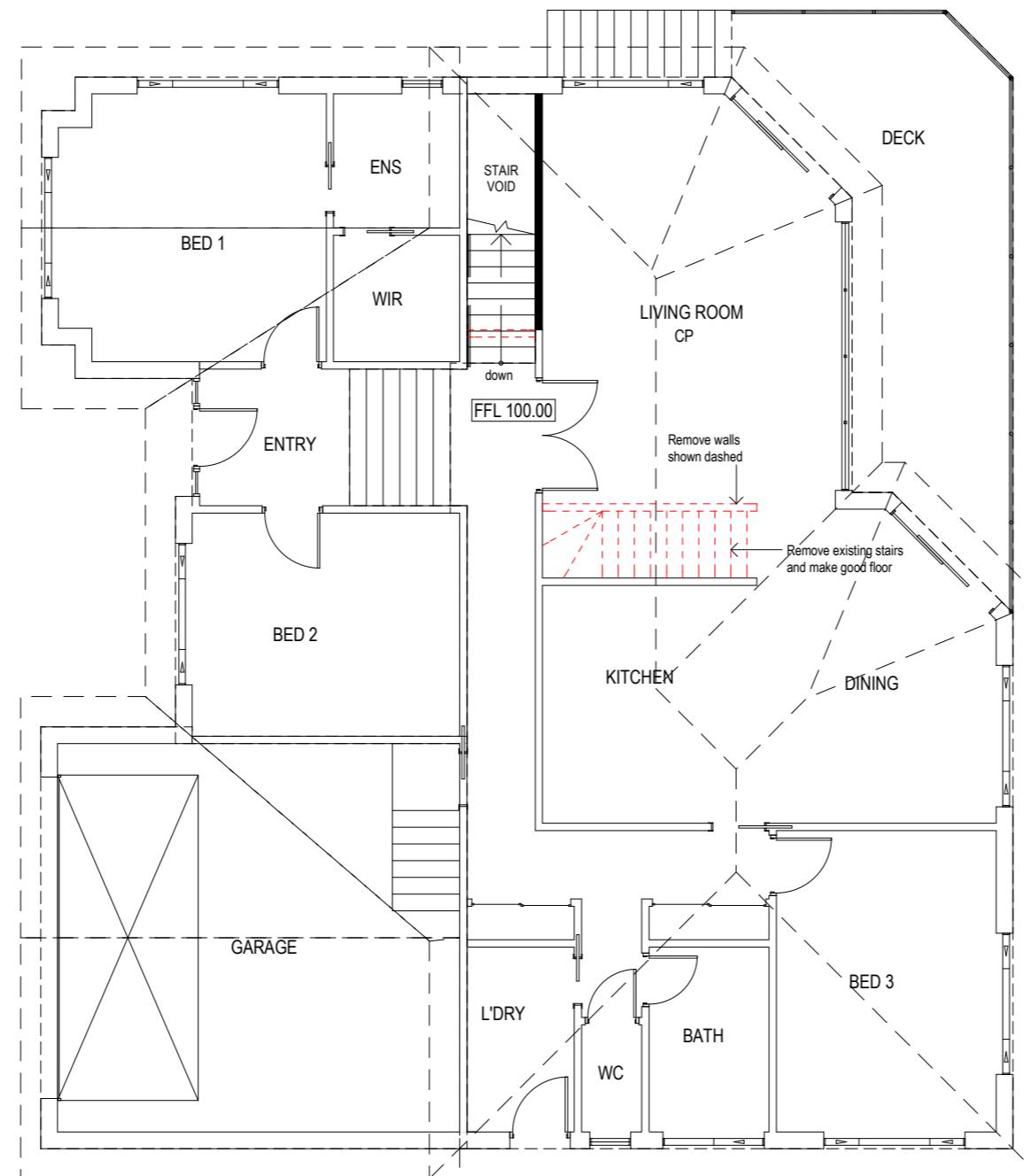
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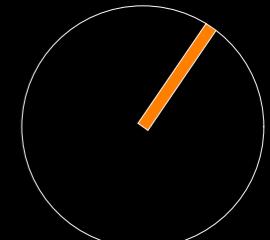
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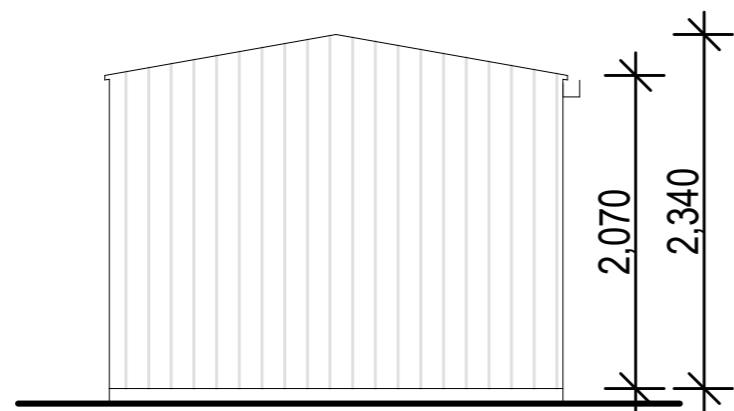
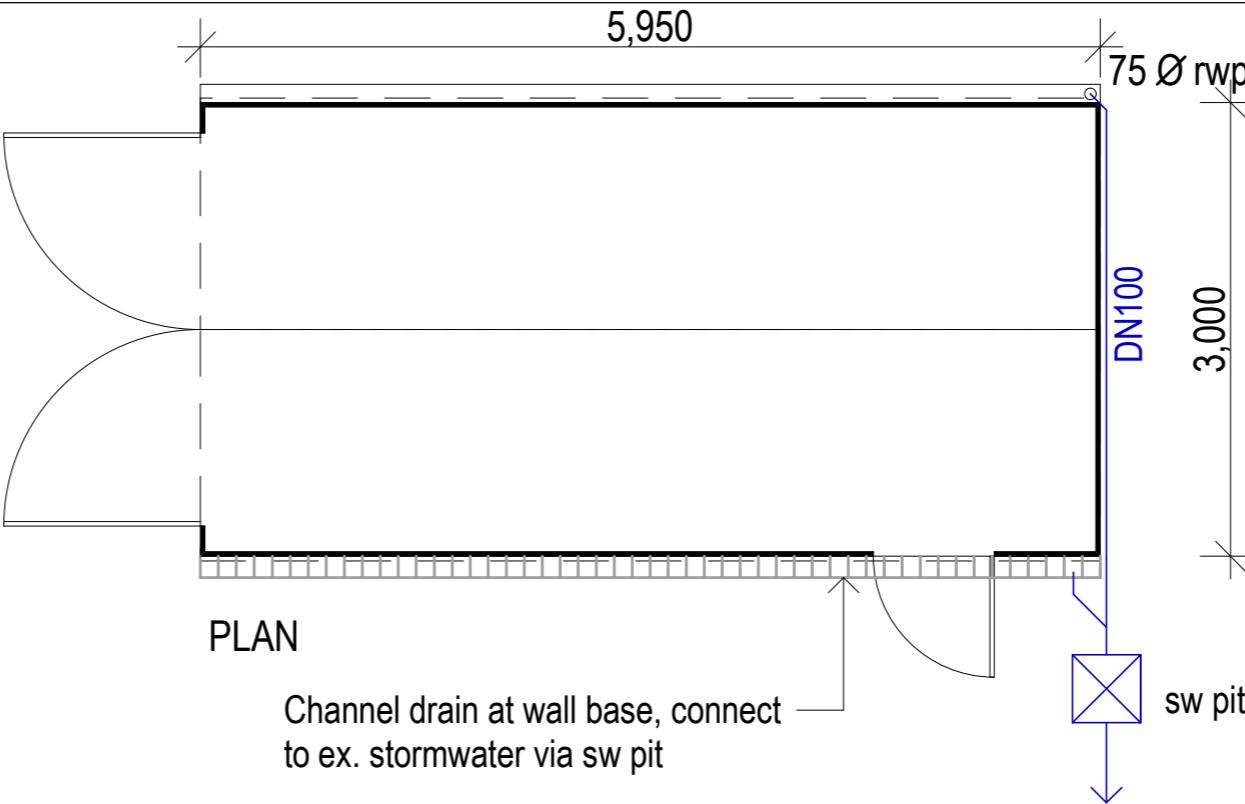
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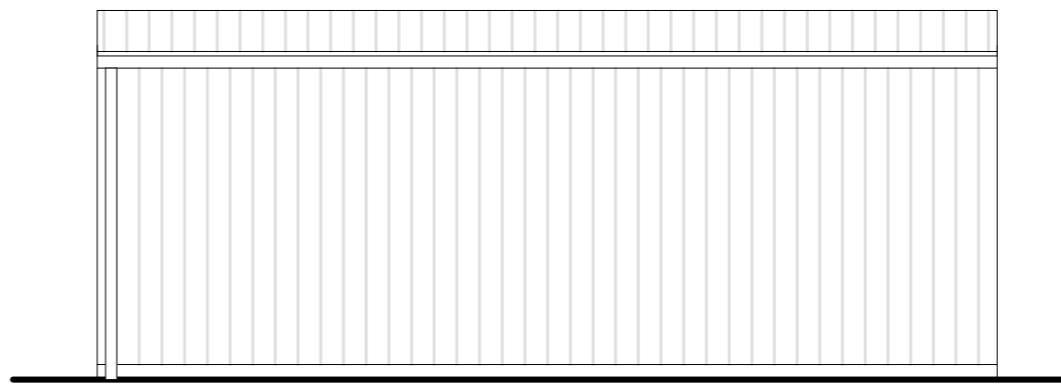
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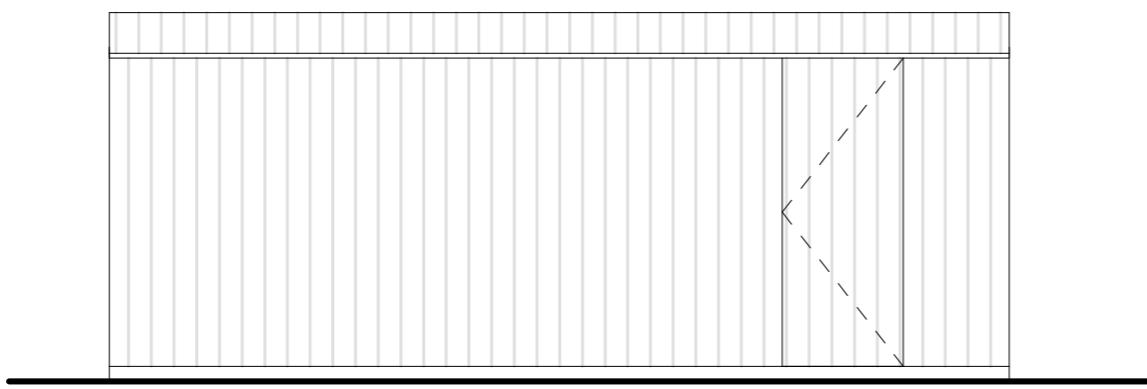
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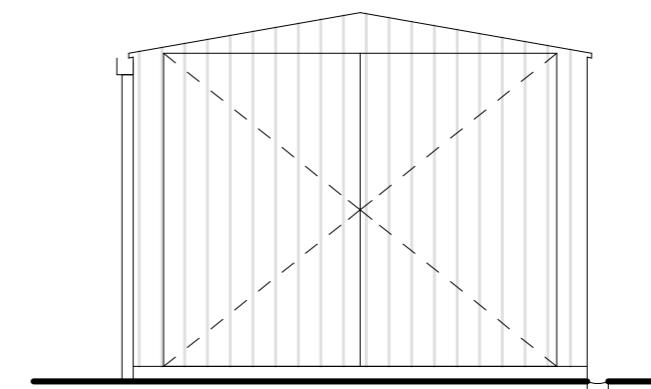
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

Channel drain ex.  
stormwater via sw pit

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

JOB : SHED

AT : 26 TAHUNE CRESCENT  
BLACKMANS BAY

FOR : RACHAEL DOWNIE

DRAWING TITLE :

**PROPOSED SHED**

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1:50	DA	

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