

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DA-2025-367

**Proposal:** Dwelling

**Subject Site:** 13 Steen Court, Blackmans Bay

**Responsible Planning Officer:** Ho Ho Lam

## Advertised Documents:

- Application Plans
- Site and Soil Evaluation Report

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.

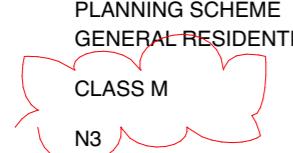
## Representations:

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 **27 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).



**PROJECT INFORMATION**

PROJECT NAME	TOM AND KELLY DREAM HOME
ADDRESS	ANCILLARY 13 STEEN COURT BLACKMANS BAY TAS 7052
ARCHITECT	SAXON HALL saxon@align.build
TITLE REFERENCE	139641/26
PID	2210191
COUNCIL	KINGBOROUGH/ INTERIM PLANNING SCHEME
ZONE	GENERAL RESIDENTIAL
SOIL CLASS	CLASS M
WIND CLASS	N3
BAL	NA
CORROSION ENVIRONMENT	TBC



ID	Name	REV
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**TOM AND KELLY DREAM HOME +  
ANCILLARY  
13 STEEN COURT  
BLACKMANS BAY TAS 7052  
DEVELOPMENT  
APPLICATION**



**Kingborough Council**  
Development Application: DA-2025-367  
Plan Reference No: P3  
Date Received: 02/02/2026  
Date placed on Public Exhibition: 14/02/2026

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REV	ISSUE	DATE
06	DEVELOPMENT APPLICATION	2/10/2025
07	DEVELOPMENT APPLICATION RFI01	26/11/2025
08	UPDATED SITE CLASIFICATION	2/2/2026

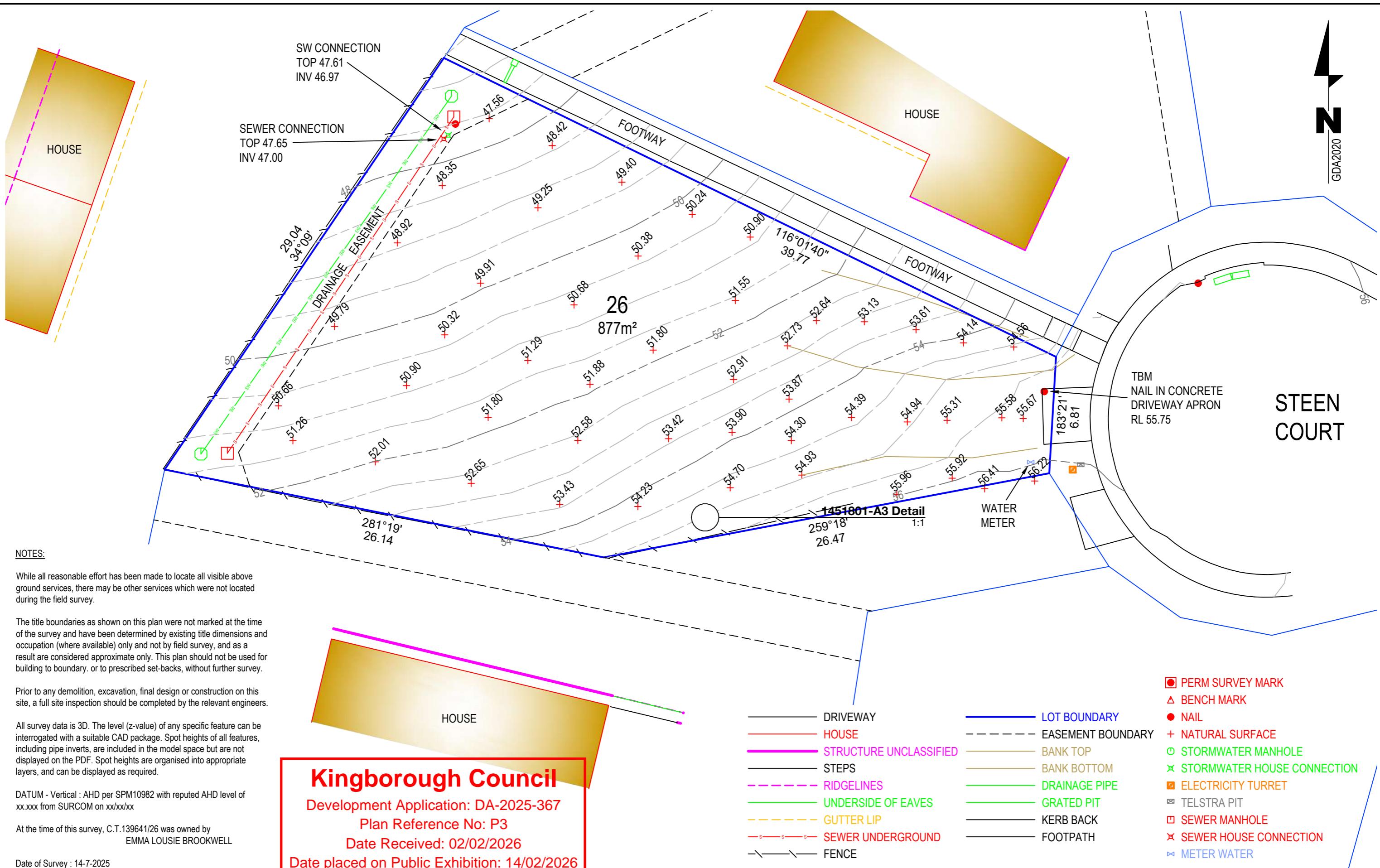
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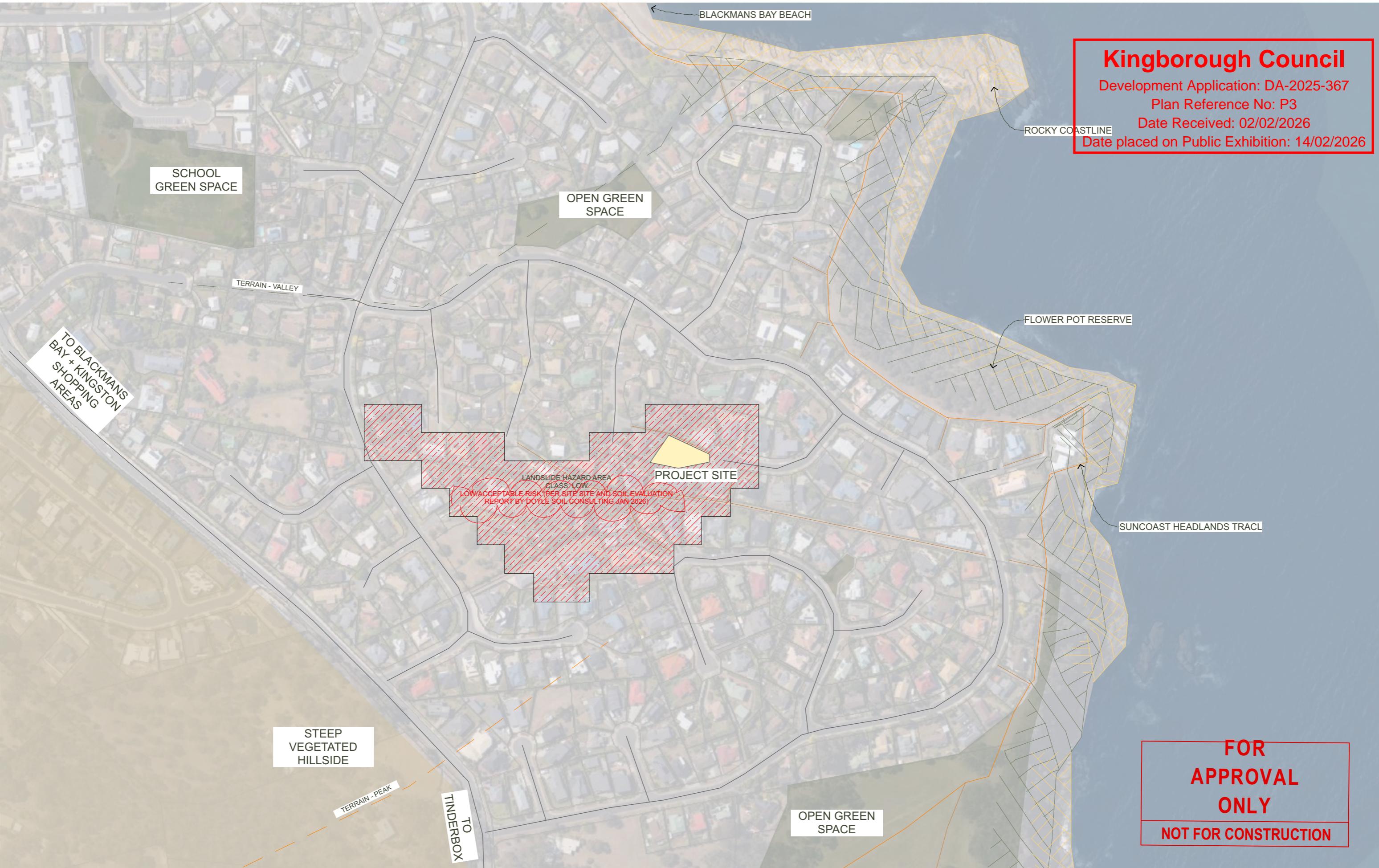
**CLIENT**  
TOM & KELLY

**NORTH**  
CONTACT  
saxon@align.build  
SCALE  
@ A3

**DRAWING TITLE**  
**PROJECT DETAILS**  
DRAWING - REV  
- 08



AMENDMENTS			Project Name and Address	Drawing Title	SCALE	Contour Interval	FILE REF:
No.	Revision/Issue	Date					
			LEARYCOX & CRIPPS LAND & ENGINEERING SURVEYORS	Client ALIGN ARCHITECTURE AND INTERIORS	1:200 at A3	0.50 m	1451801
			Unit G04 40 Molle Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com			Date 14-7-2025	1451801
						SHEET 1 of 1	Geocivil Ref AutoCAD Ref
						DRAWN MC	1451801 1451801
						CHK'D	DATUM Vert: GDA2020 AHD83



## SITE INFORMATION

ADDRESS 13 STEEN COURT  
BLACKMANS BAY TAS 7052  
TITLE REFERENCE 139641/26  
SITE AREA 880m2  
COUNCIL KINGBOROUGH/ INTERIM  
PLANNING SCHEME

## LEGEND

LEGEND

— BOUNDARY LINE

— BOUNDARY SETBACK

 RL: RELATIVE LEVEL  
FFL: FLOOR FINISH LEVEL  
SFL: STRUCTURAL FLOOR LEVEL

— S — EXISTING SEWER LINE

— SW — EXISTING STORMWATER LINE

— S — NEW SEWER CONNECTION

— SW — NEW STORMWATER CONNECTION

— WM — WATER MAIN

— AG — AG DRAIN

— E — OVERHEAD POWERLINE

— / — FENCE

**SMH** SEWER MANHOLE

**SWMH** STORMWATER MANHOLE

 WATER METER

 FIRE HYDRANT

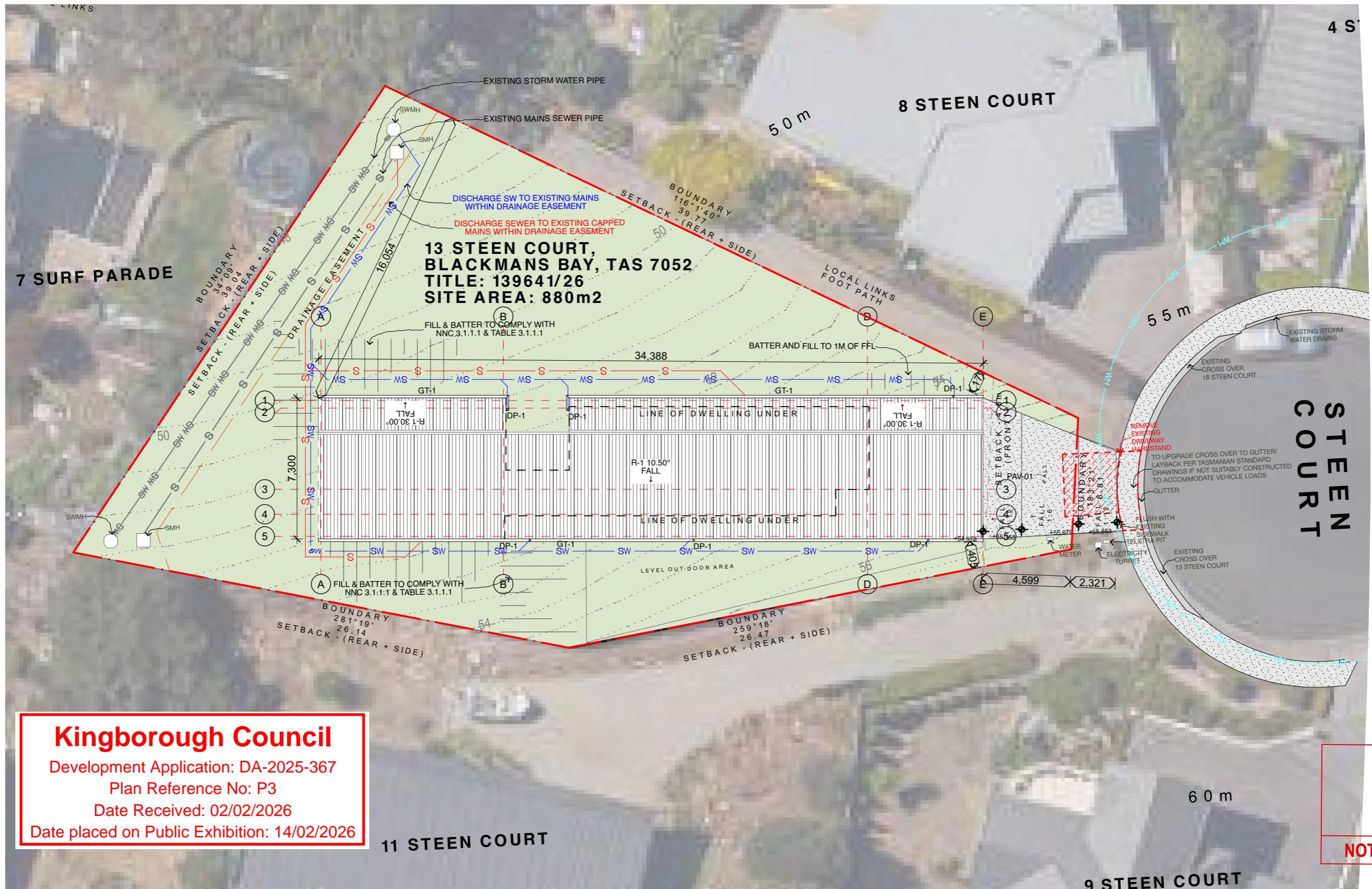
 WATERWAY & COASTAL PROTECTION ZONE

 LANDSLIP HAZARD BAND

 BUSHFIRE PRONE AREA

 SITE CUT

 SITE FILL



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REV	ISSUE	DATE
03	CONCEPT ESTIMATE	27/8/2022
04	CONCEPT ESTIMATE REV02	23/9/2022
06	DEVELOPMENT APPLICATION	2/10/2022
07	DEVELOPMENT APPLICATION RFI01	26/11/2022
08	DEVELOPMENT APPLICATION RFI02	2/12/2022

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## **NORTH**

## **DRAWING TITLE**

---

## SITE/RO

**DRAWING - REV**

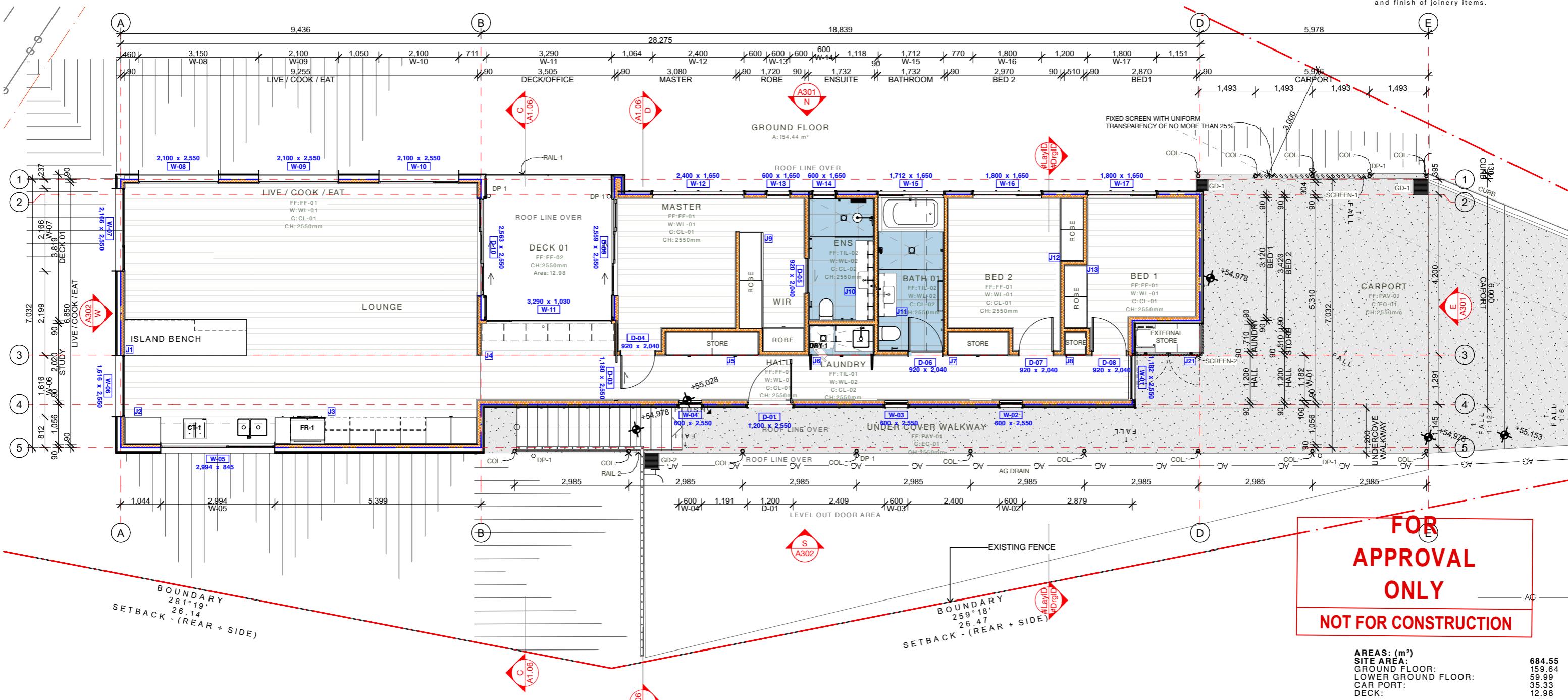
## A1.02 - 0

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LEGEND	
CT	COOKTOP
DW	DISHWASHER
DR	DRYER
FR	FRIDGE
HTR	HANGING RAIL
HTR	HEATED TOWEL RAIL
M.R.	MIRROR
M.R.	MICROWAVE
OV	OVEN
PH	PANEL HEATER
R.H.	RANGEHOOD
W.H.	WOOD HEATER
HYDRAULIC	
BTH	BATH TUB
DP	DOWNPipe
FW	FLOOR WASTE
GP	GRAB PIPE
ORG	INSPECTION OPENING
ORG	OVERFLOW RELIEF GULLY
SH	SHOWER
SK #	SINK
SS	SHOWER SCREEN
TR #	TOWEL RAIL
TR #	TAPWARE
VB	VITRINE BASIN
WC	TOILET
WM	WASHING MACHINE
GENERAL	
BIR	BUILT IN ROBE
ADJ	ADJUSTABLE
BKJ	BULKHEAD
CJ	CONTROL JOINT
JOINERY	
All joinery shown indicatively. Refer to joiners drawings and specifications for scope, configuration and finish of joinery items.	



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02	CONCEPT PRESENTATION 02	20/8/2025
03	CONCEPT ESTIMATE	27/8/2025
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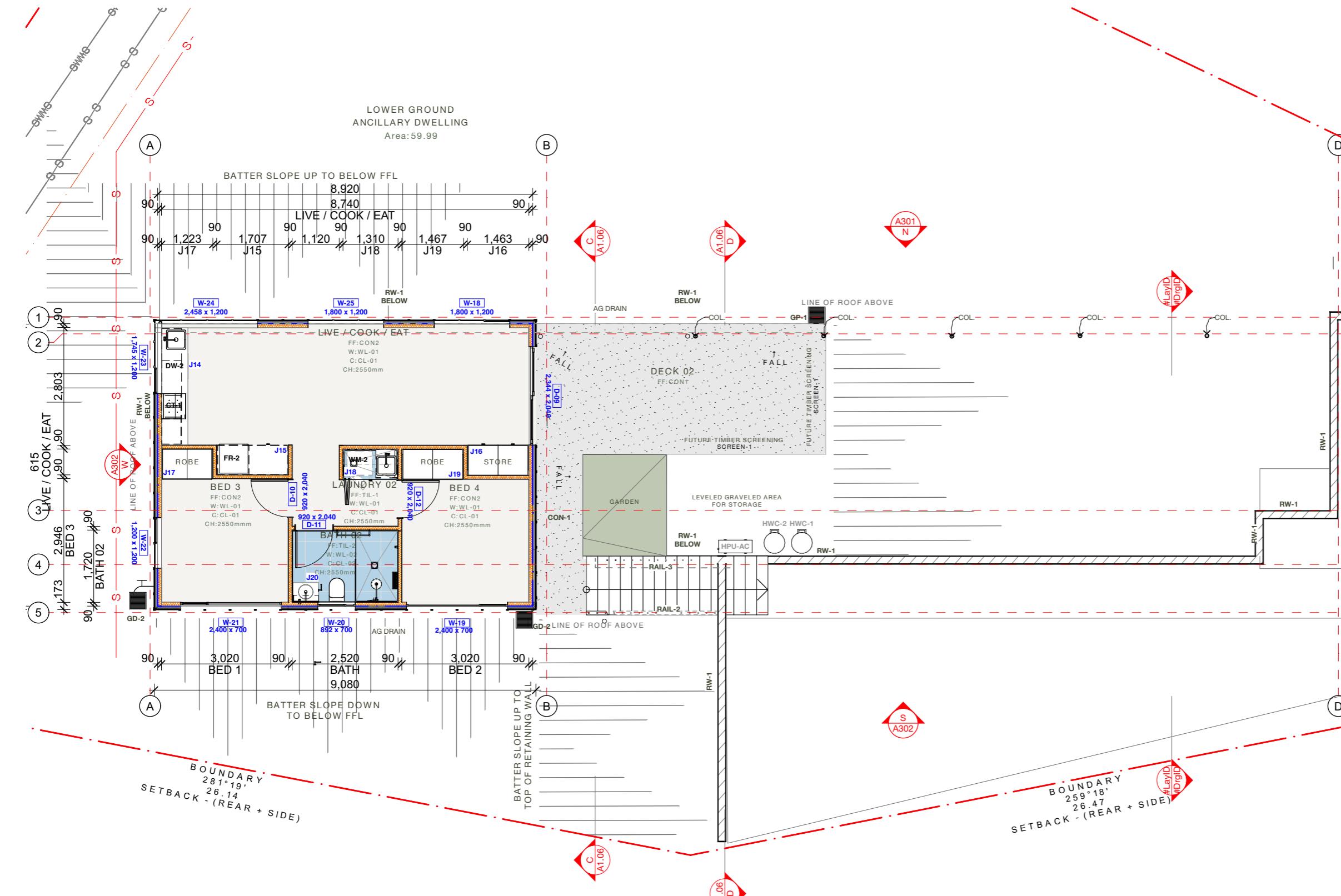
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13 STEEN COURT BLACKMANS BAY TAS 7052

CLIENT  
TOM & KELLY

CONTACT  
saxon@align.build

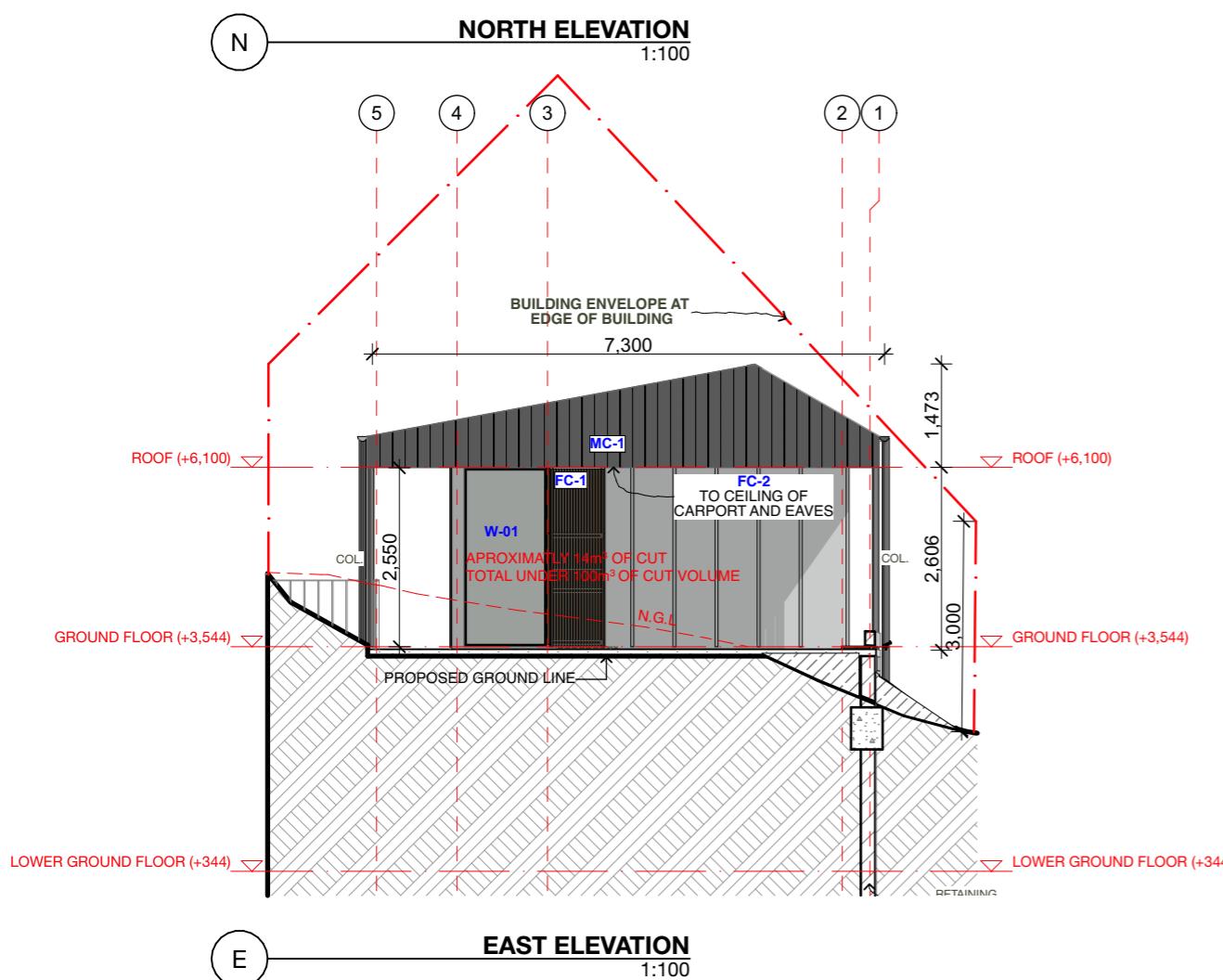
NORTH  
N  
DRAWING TITLE  
GROUND FLOOR  
DRAWING - REV  
A 1.03 - 07  
SCALE  
1:100 @ A3



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<b>AREAS: (m<sup>2</sup>)</b>	
<b>SITE AREA:</b>	<b>684.55</b>
<b>GROUND FLOOR:</b>	<b>159.64</b>
<b>LOWER GROUND FLOOR:</b>	<b>59.99</b>
<b>CAR PORT:</b>	<b>35.33</b>
<b>DECK:</b>	<b>12.98</b>



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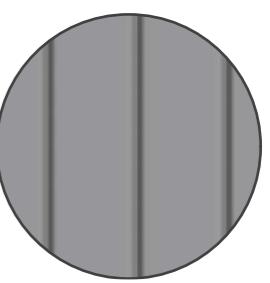
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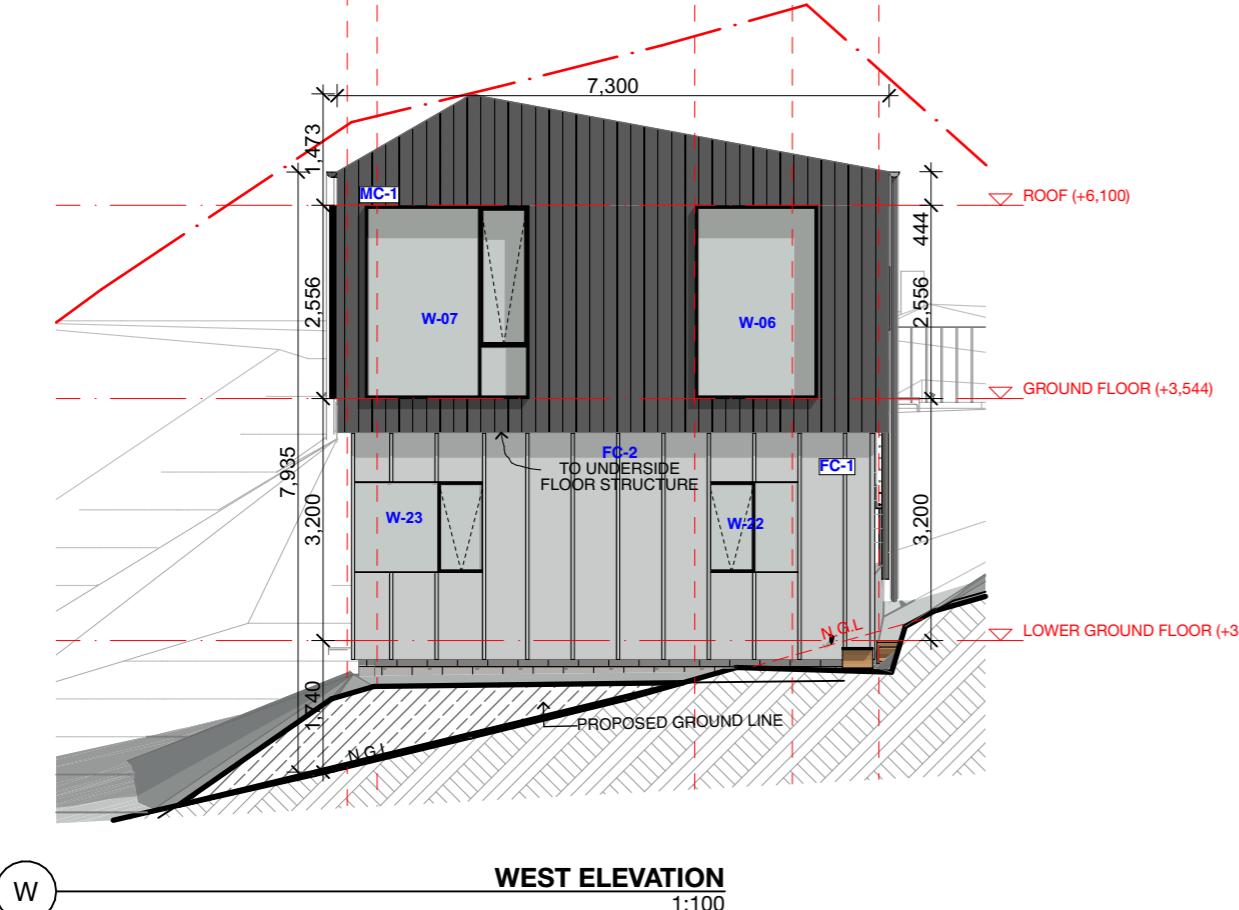
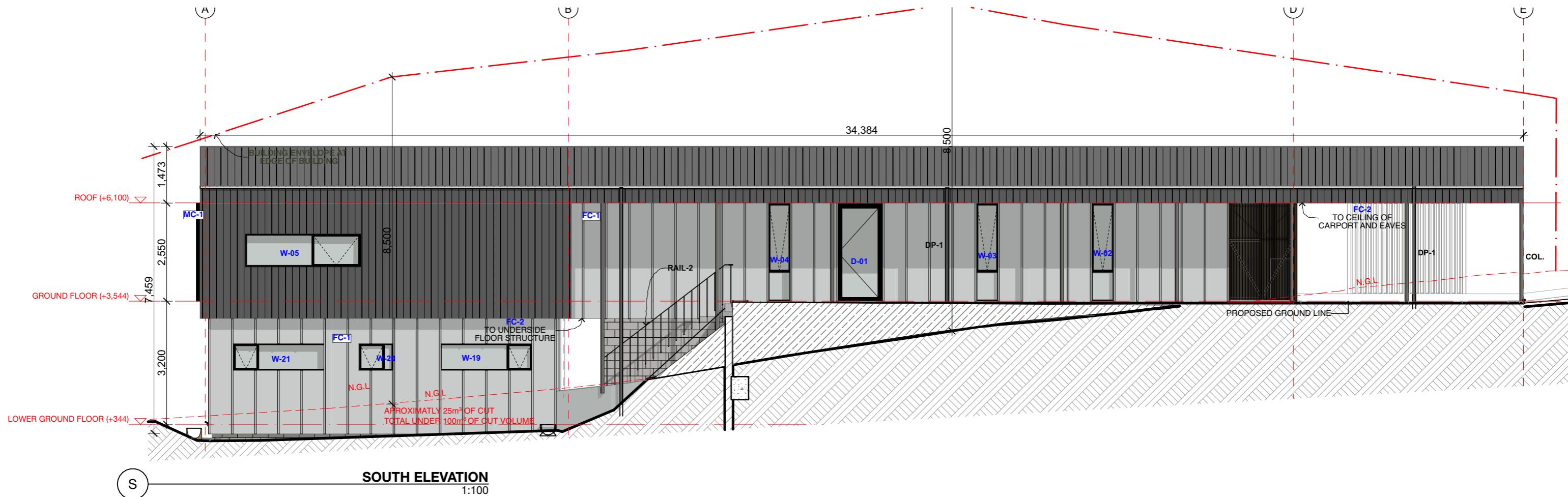
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## FC-1 FIBERCEMENT CLADDING



## MC-1, R-1 PROFILED METAL CLADDING



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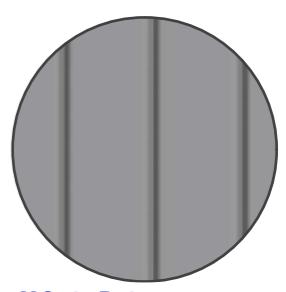
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## MATERIALS



FC-1  
FIBERCEMENT  
CLADDING

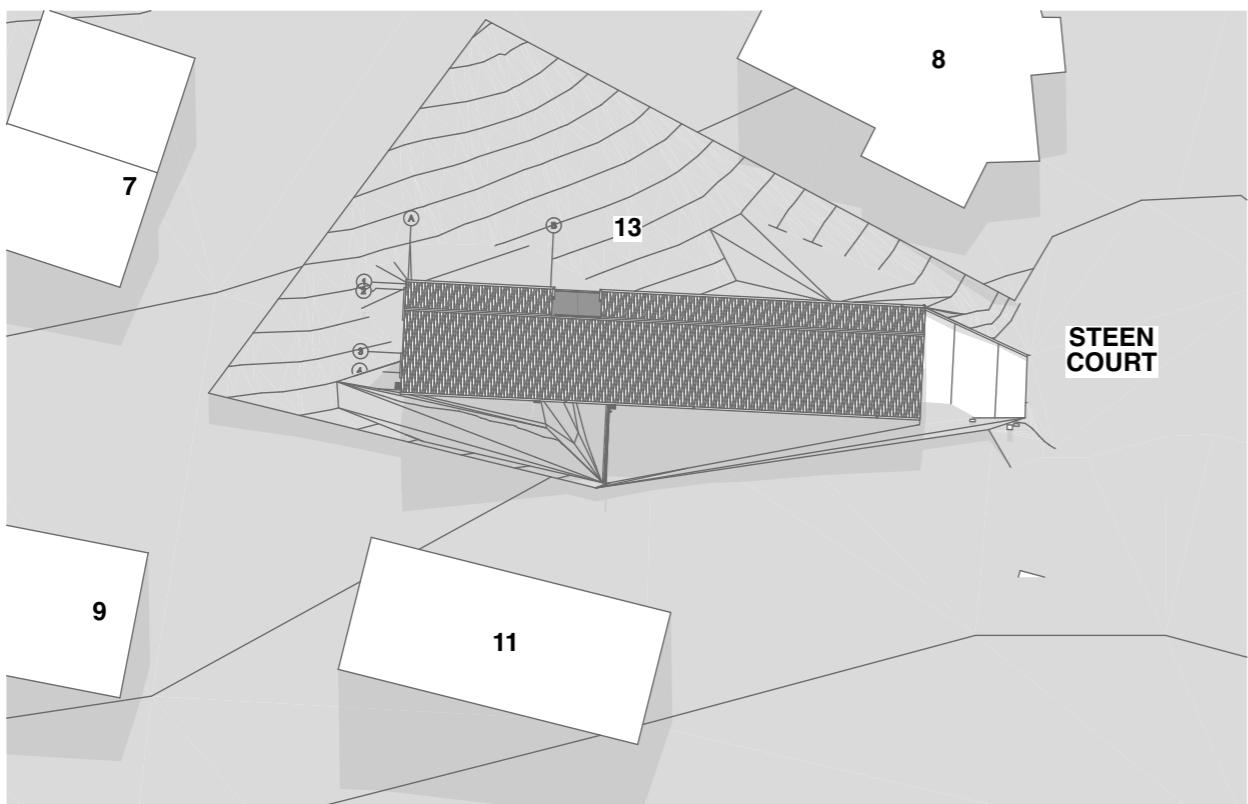


MC-1, R-1  
PROFILED METAL  
CLADDING

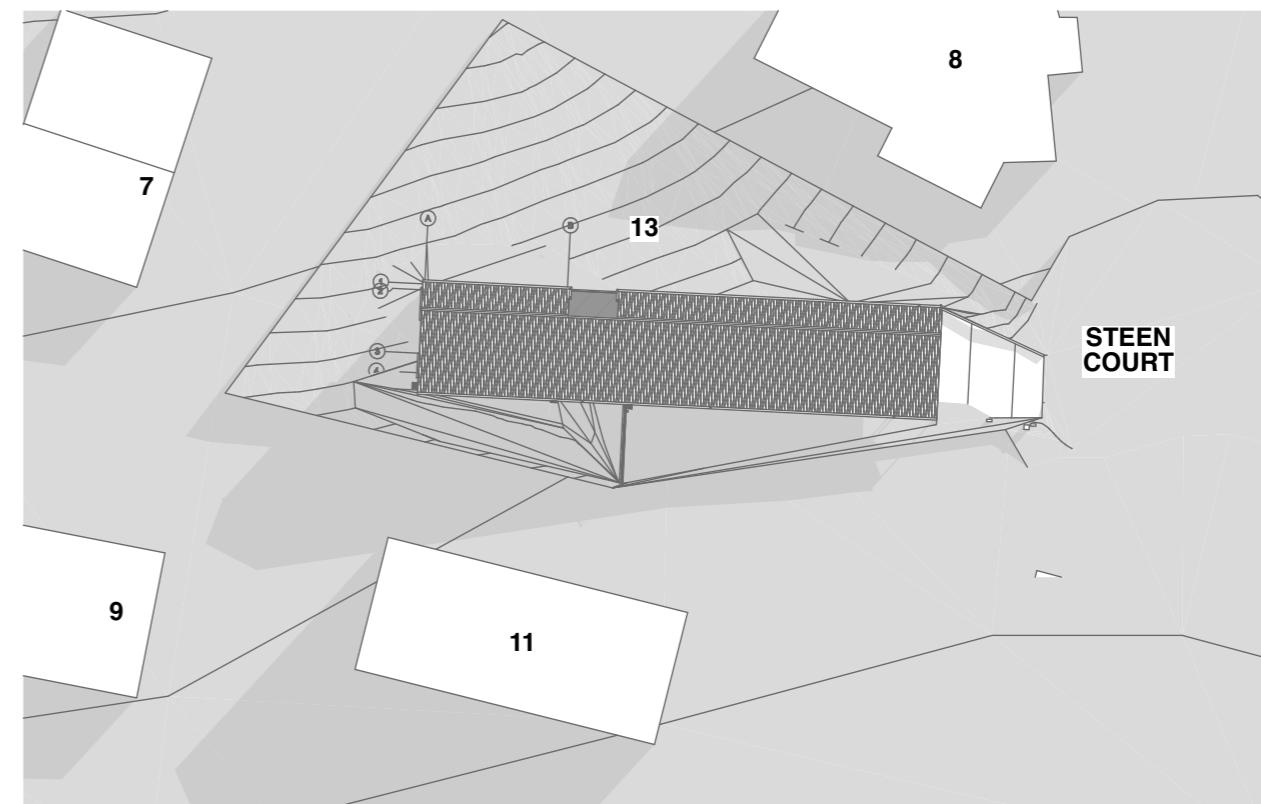
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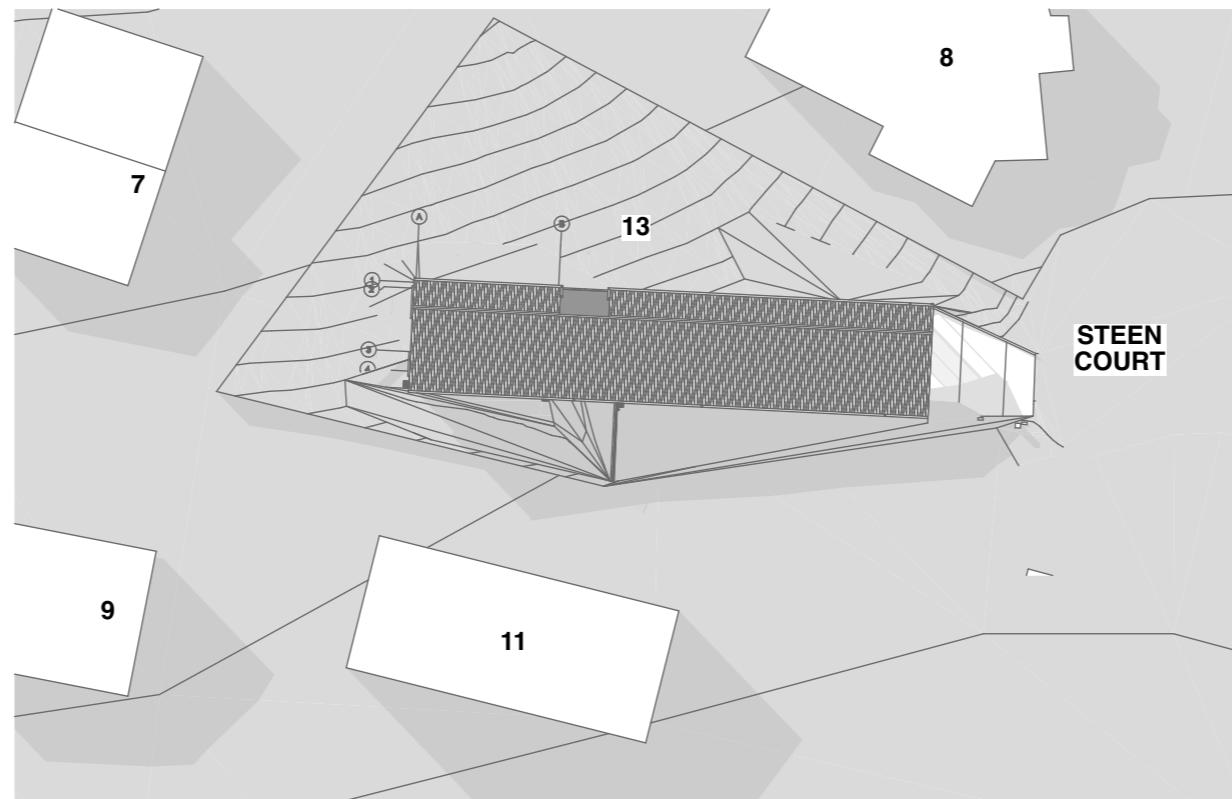
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02 21 JUNE 1200 1:500



01 21 JUNE 0900 1:500



03 21 JUNE 1500 1:500

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07	DEVELOPMENT APPLICATION RFI01	26/11/2025

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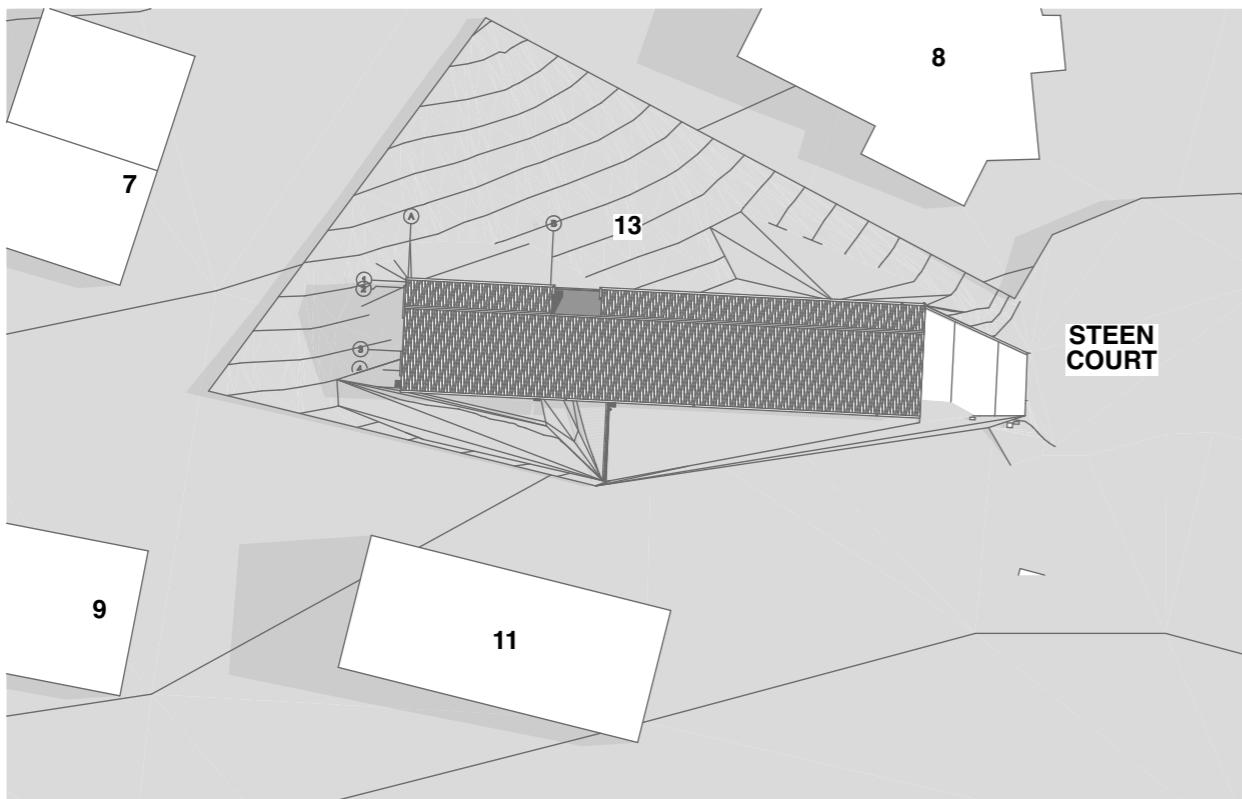
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**CLIENT**  
 TOM & KELLY

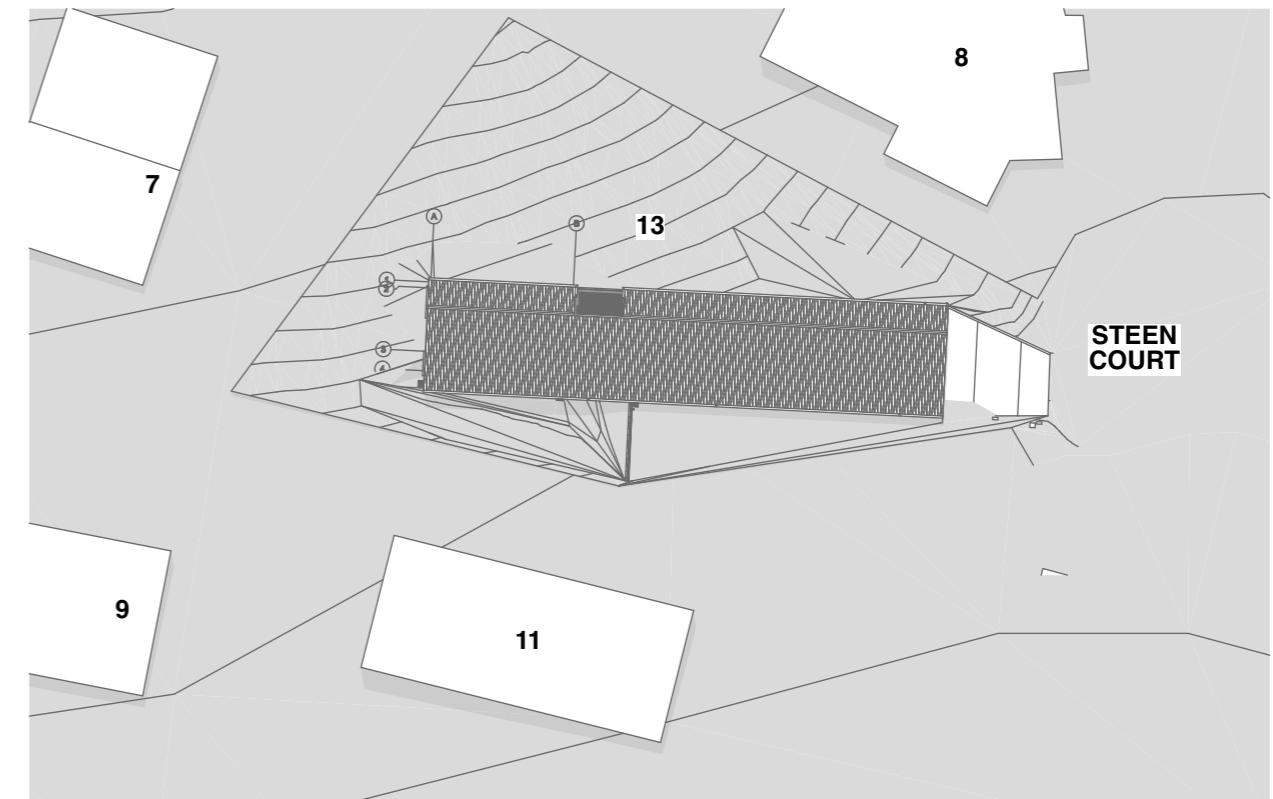
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 saxon@align.build

**NORTH**  
 1:500 @ A3

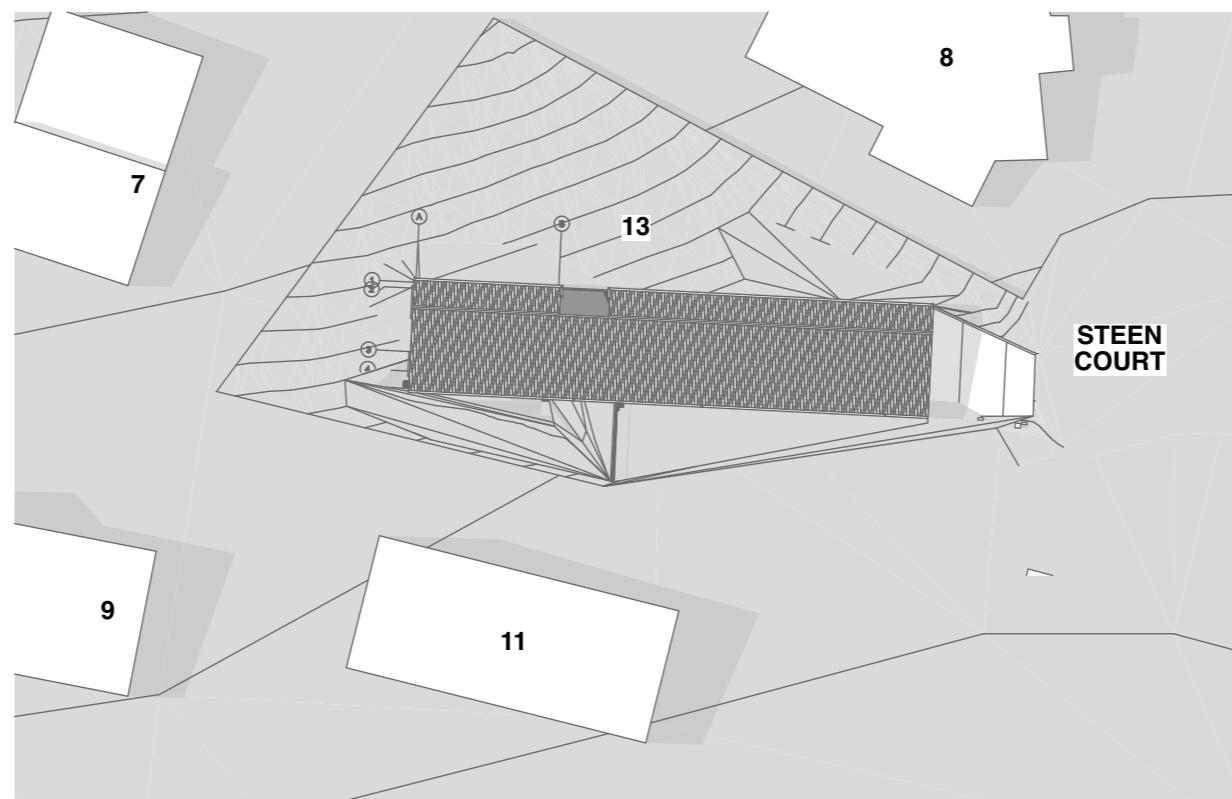
**DRAWING TITLE**  
**SHADOW  
DIAGRAMS  
(JUNE)**  
 DRAWING - REV  
**A3.01 - 07**



04 21 DEC 0900 1:500



05 21 DEC 1200 1:500



06 21 DEC 1500 1:500

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#### NORTH

**3D VIEW 01**

#### CLIENT

TOM & KELLY

#### CONTACT

[saxon@align.build](mailto:saxon@align.build)

#### SCALE

**DRAWING - REV**

**A4.01 - 07**

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#### NORTH

**3D VIEW 02**

#### CLIENT

TOM & KELLY

#### CONTACT

[saxon@align.build](mailto:saxon@align.build)

#### SCALE

#### DRAWING - REV

**A4.02 - 07**

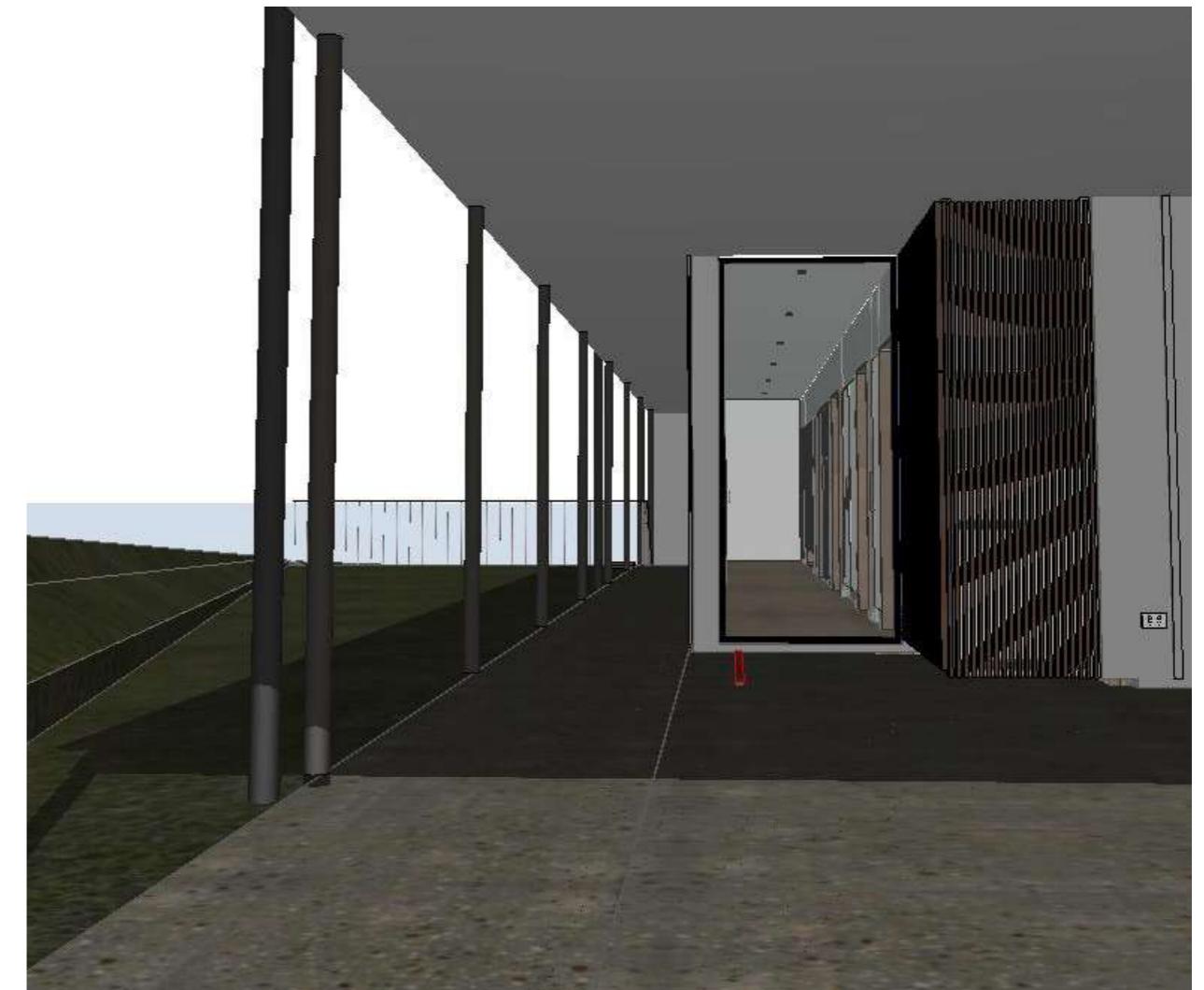
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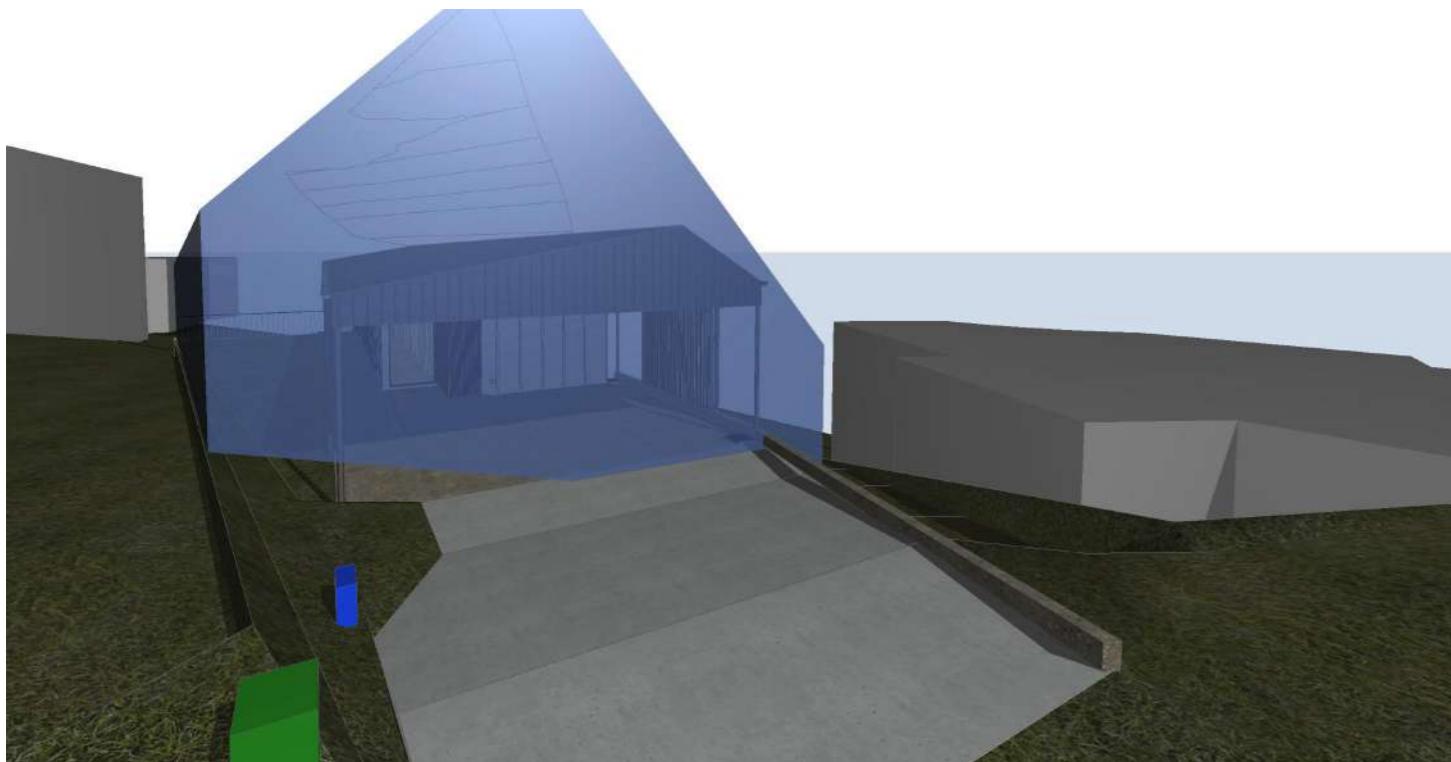
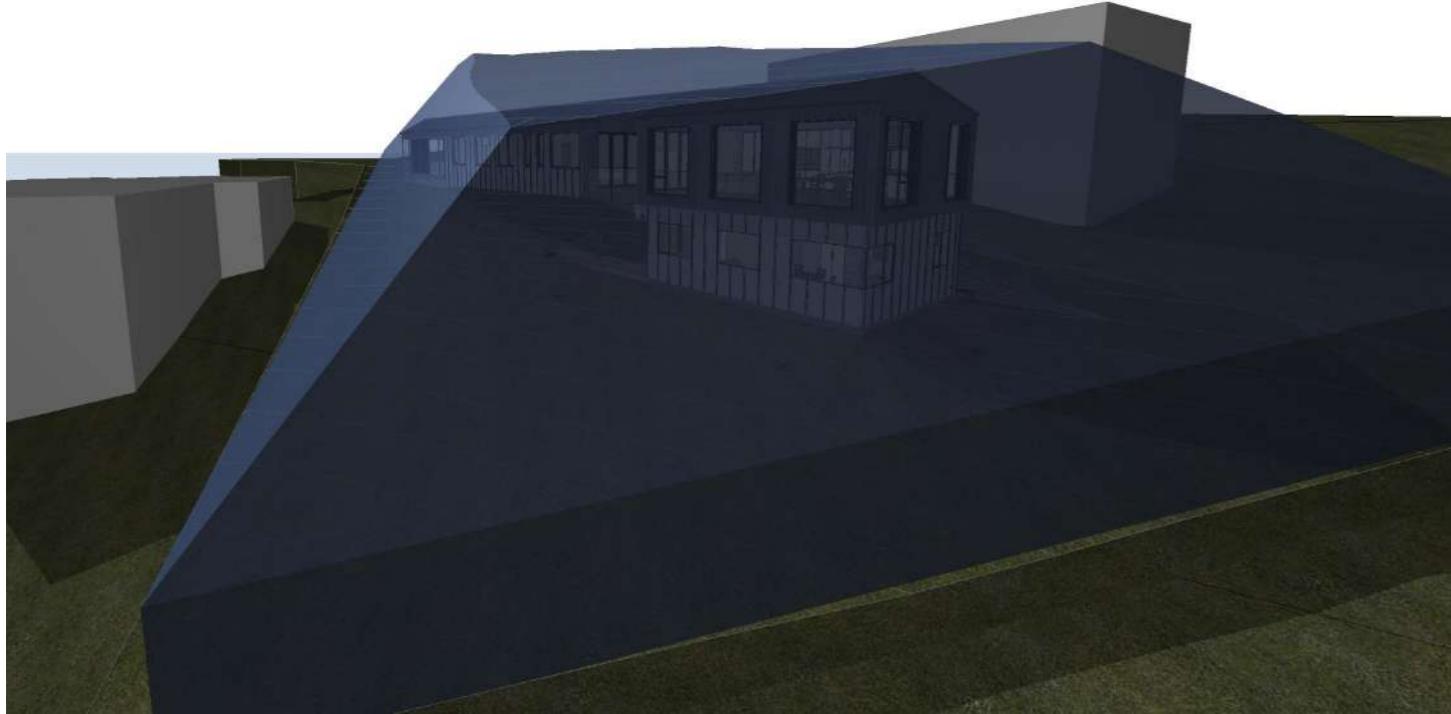
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NORTH

**3D VIEW 03**

DRAWING - REV

**A4.03 - 07**



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Plan Reference No: P3

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## DRAWING TITLE

---

# 3D BUILDING ENVELOPE VIEW

DRAWING - REV

A4.04 - 07