

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.



PROJECT INFORMATION

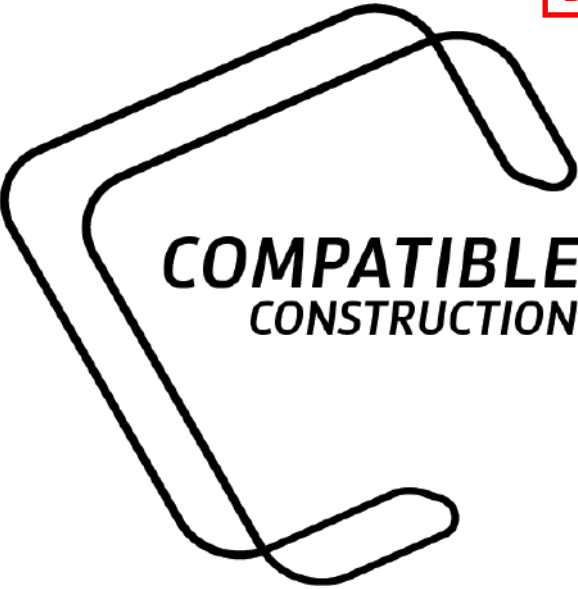
PROJECT NAME	TOM AND KELLY DREAM HOME + ANCILLARY
ADDRESS	13 STEEN COURT BLACKMANS BAY TAS 7052
ARCHITECT	SAXON HALL saxon@align.build
TITLE REFERENCE	139641/26
PID	2210191
COUNCIL	KINGBOROUGH/ INTERIM PLANNING SCHEME
ZONE	GENERAL RESIDENTIAL
SOIL CLASS	CLASS M
WIND CLASS	N3
BAL	NA
CORROSION ENVIRONMENT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

DRAWING INDEX

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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

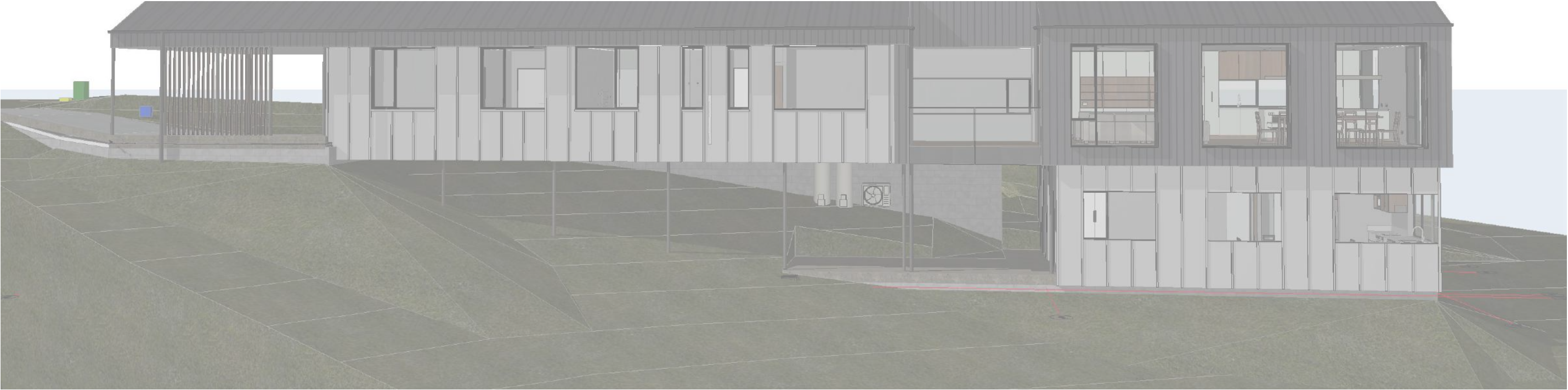
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06	DEVELOPMENT APPLICATION	2/10/2025
07	DEVELOPMENT APPLICATION RFI01	26/11/2025
08	UPDATED SITE CLASIFICATION	2/2/2026

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13 STEEN COURT BLACKMANS BAY TAS 7052

CLIENT

TOM & KELLY

CONTACT

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PROJECT
DETAILS

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
REV	ISSUE	DATE
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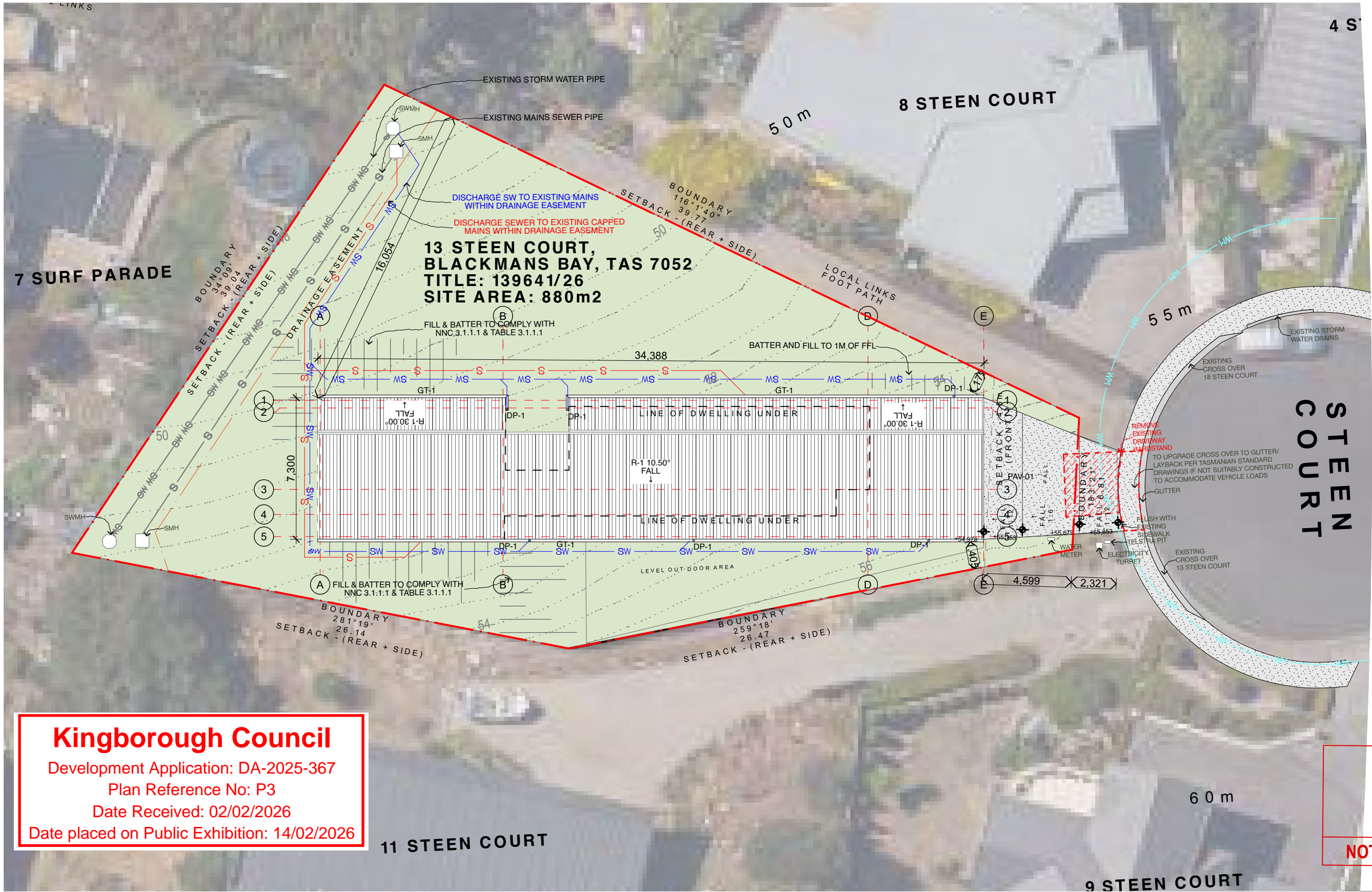
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SITE CONTEXT
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SITE INFORMATION

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

LEGEND

- BOUNDARY LINE
BOUNDARY SETBACK
RL: RELATIVE LEVEL
FFL: FLOOR FINISH LEVEL
SFL: STRUCTURAL
FLOOR LEVEL
EXISTING
SEWER LINE
EXISTING
STORMWATER LINE
NEW SEWER
CONNECTION
NEW STORMWATER
CONNECTION
WATER MAIN
AG DRAIN
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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08	DEVELOPMENT APPLICATION RFI02	2/12/2025

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SITE/ROOF PLAN
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LEGEND

FIXTURES AND FITTINGS

CT COOKTOP
DW DISHWASHER
DR DRYER
FR REFRIGERATOR
HR HANGING RAIL
HTR HEATED TOWEL RAIL
MR MIRROR
MW MICROWAVE
OV OVEN
PH PANEL HEATER
RH RANGEHOOD
WH WOOD HEATER

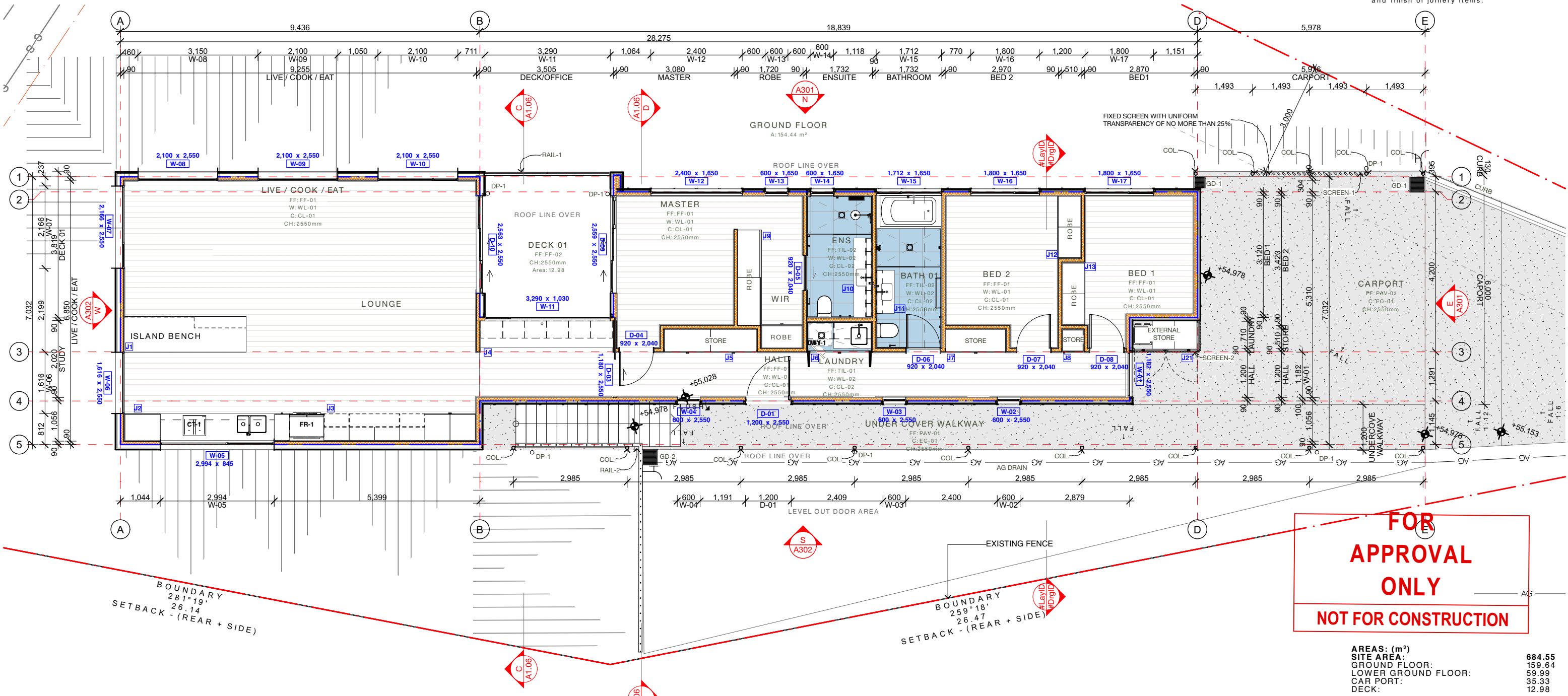
HYDRAULIC

BTH BATH TUB
DP DOWNPIPE
FW FLOOR WASTE
GP GRATED PIT
IO INSPECTION OPENING
ORG OVERFLOW RELIEF GULLY
SH SHOWER
SK# SINK
SS SHOWER SCREEN
TR# TOWEL RAIL
TW# TAPWARE
VB VANITY BASIN
WC TOILET
WM WASHING MACHINE

GENERAL

BTR BUILT IN ROBE
ADJ ADJUSTABLE
BH BULKHEAD
CJ CONTROL JOINT

JOINERY
All joinery shown indicatively.
Refer to joiners drawings and
specifications for scope, configuration
and finish of joinery items.



AREAS: (m²)	
SITE AREA:	684.55
GROUND FLOOR:	159.64
LOWER GROUND FLOOR:	59.99
CAR PORT:	35.33
DECK:	12.98

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13 STEEN COURT BLACKMANS BAY TAS 7052

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TOM & KELLY

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GROUND FLOOR

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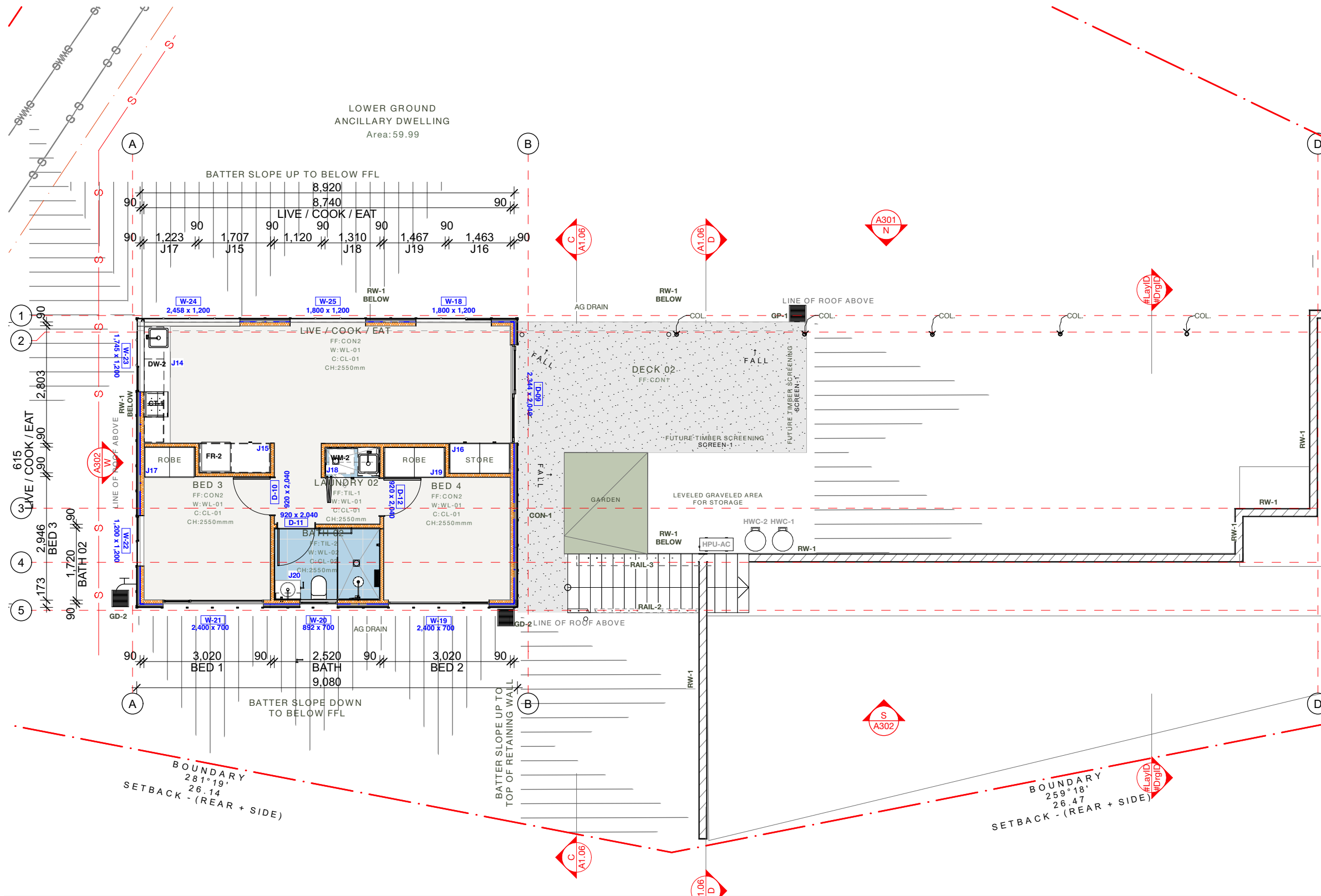
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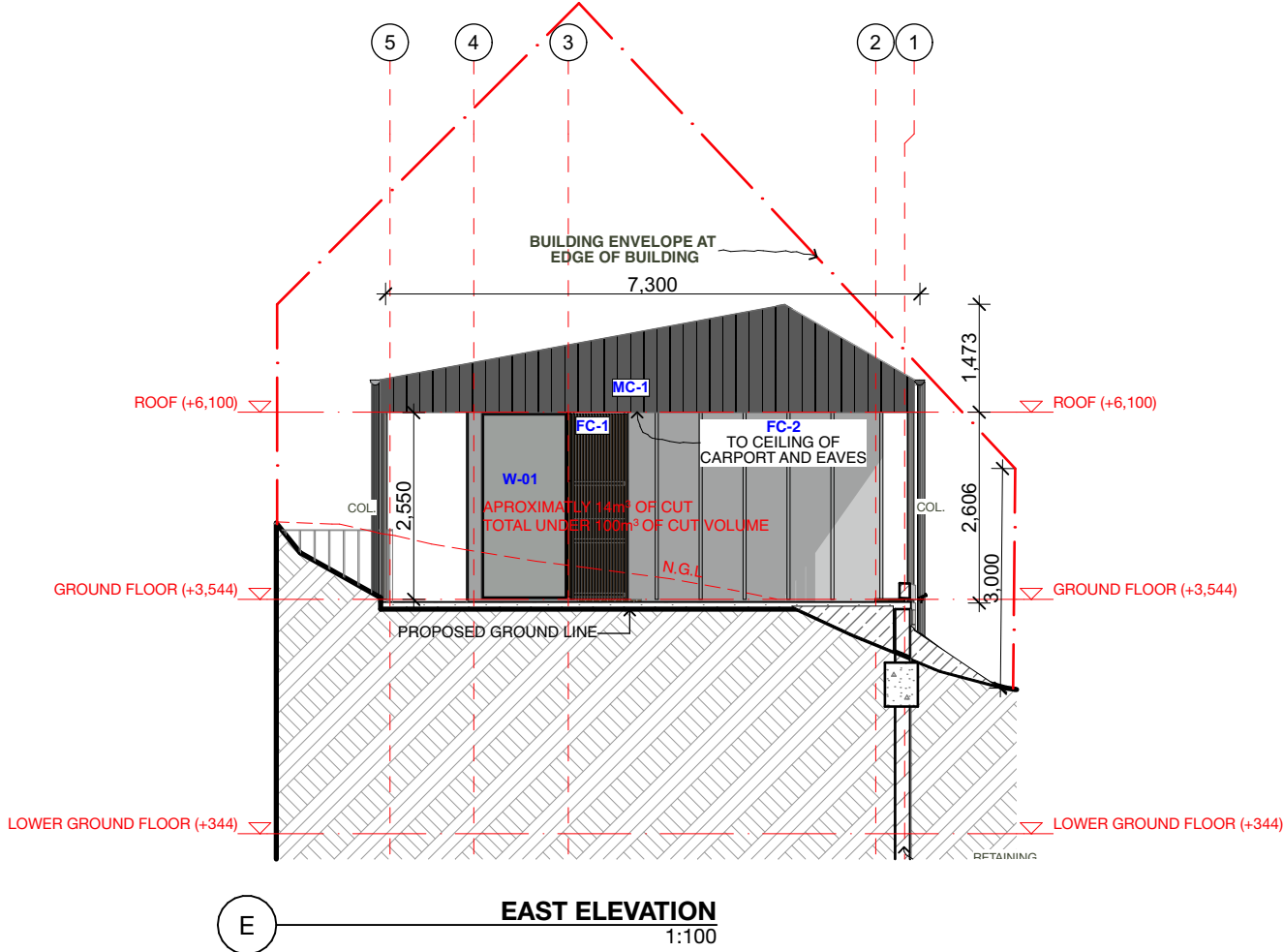
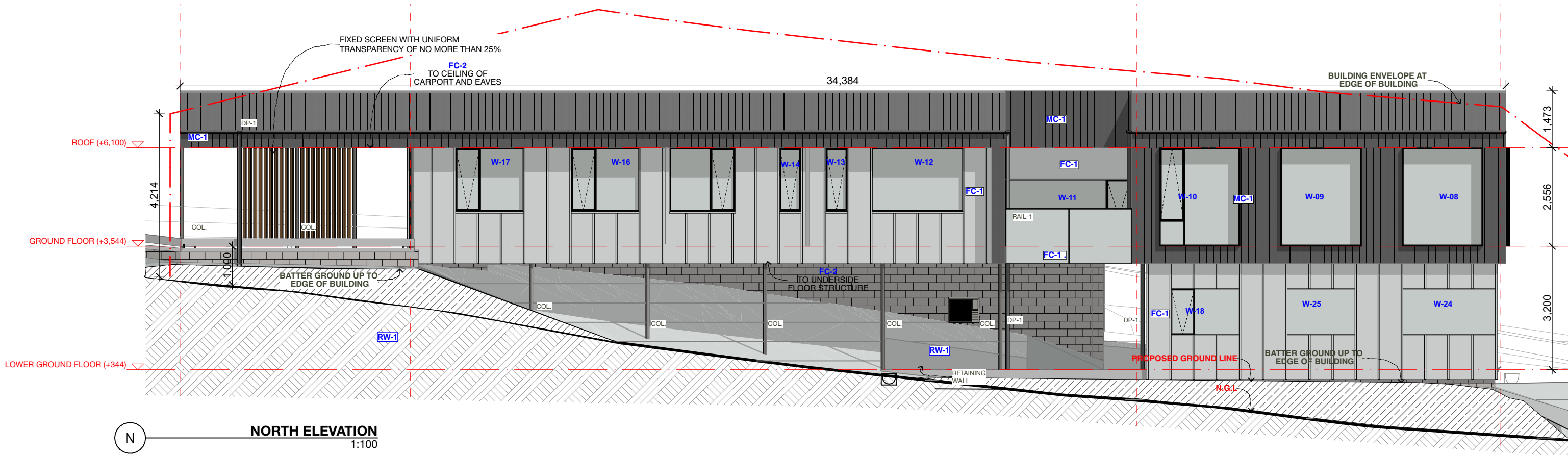
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LOWER FLOOR
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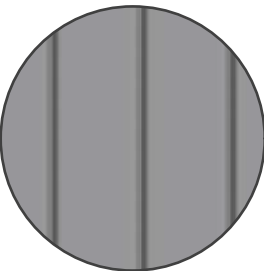
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MATERIALS



FC-1
FIBRECEMENT
CLADDING



MC-1, R-1
PROFILED METAL
CLADDING



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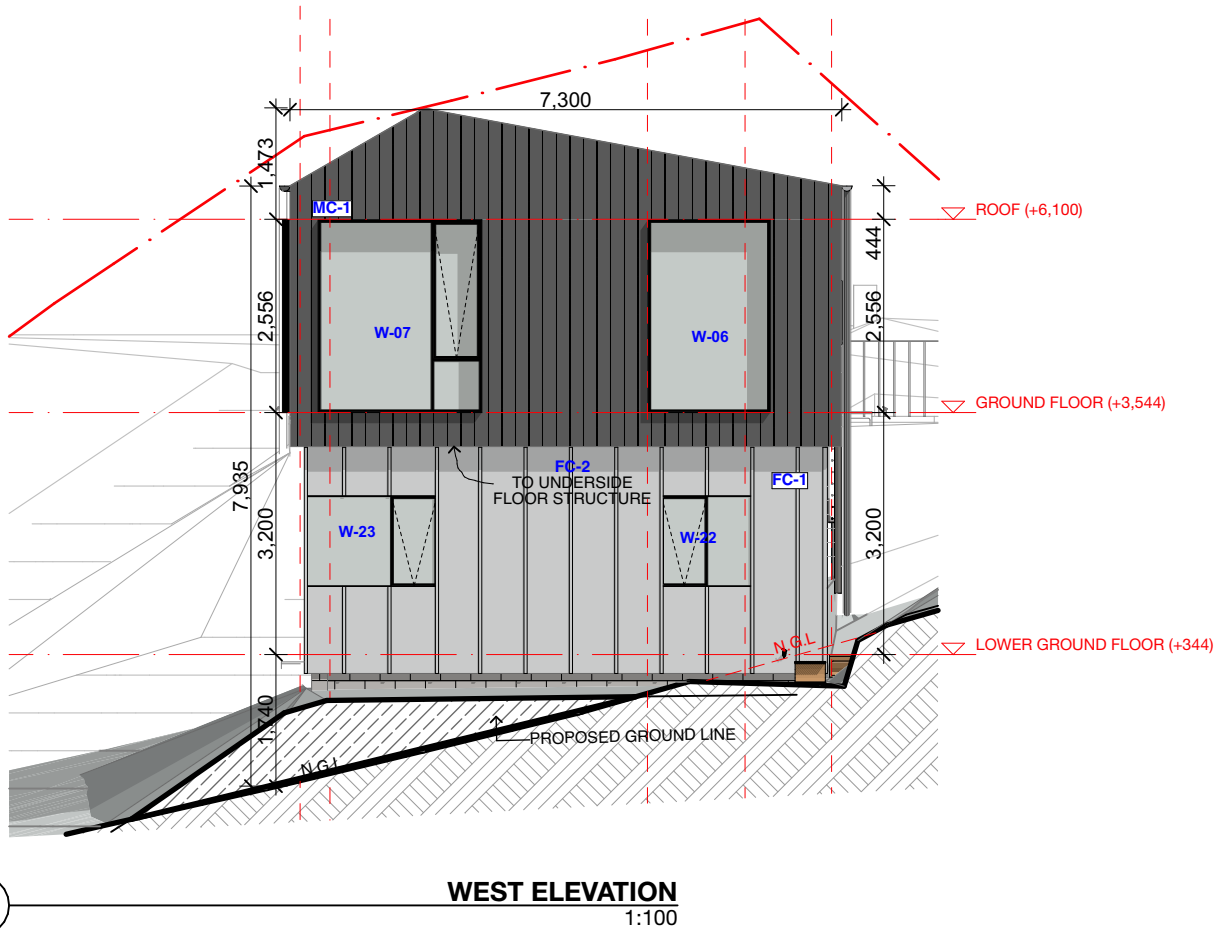
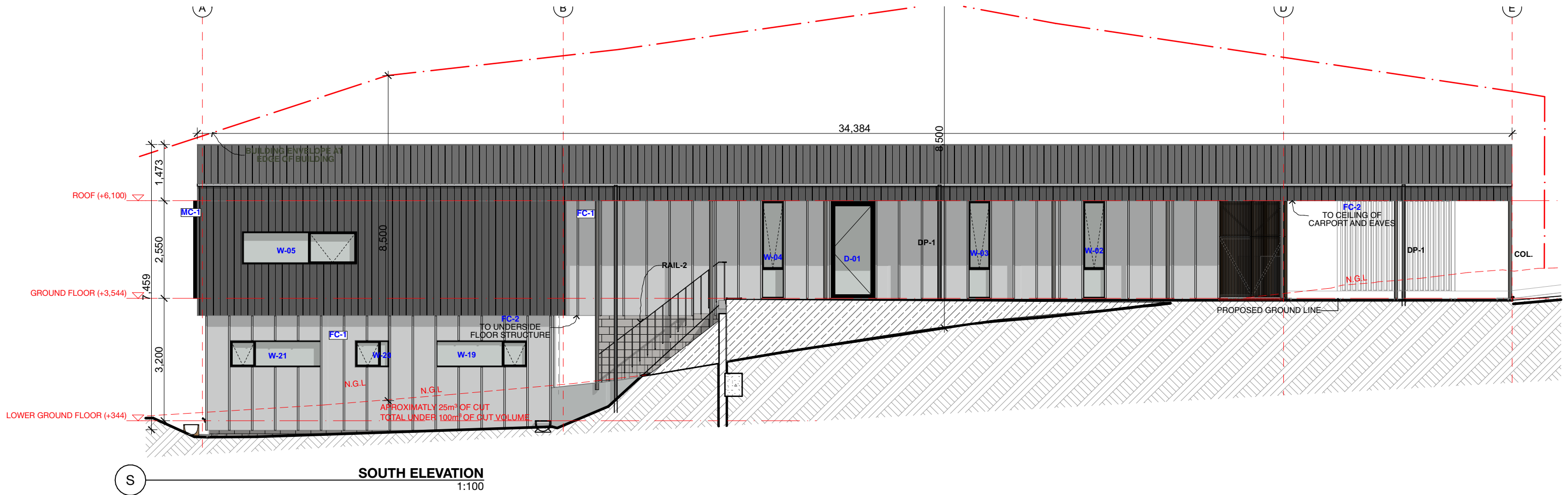
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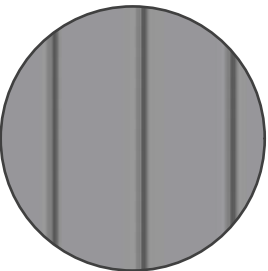
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MATERIALS



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MC-1, R-1
PROFILED METAL
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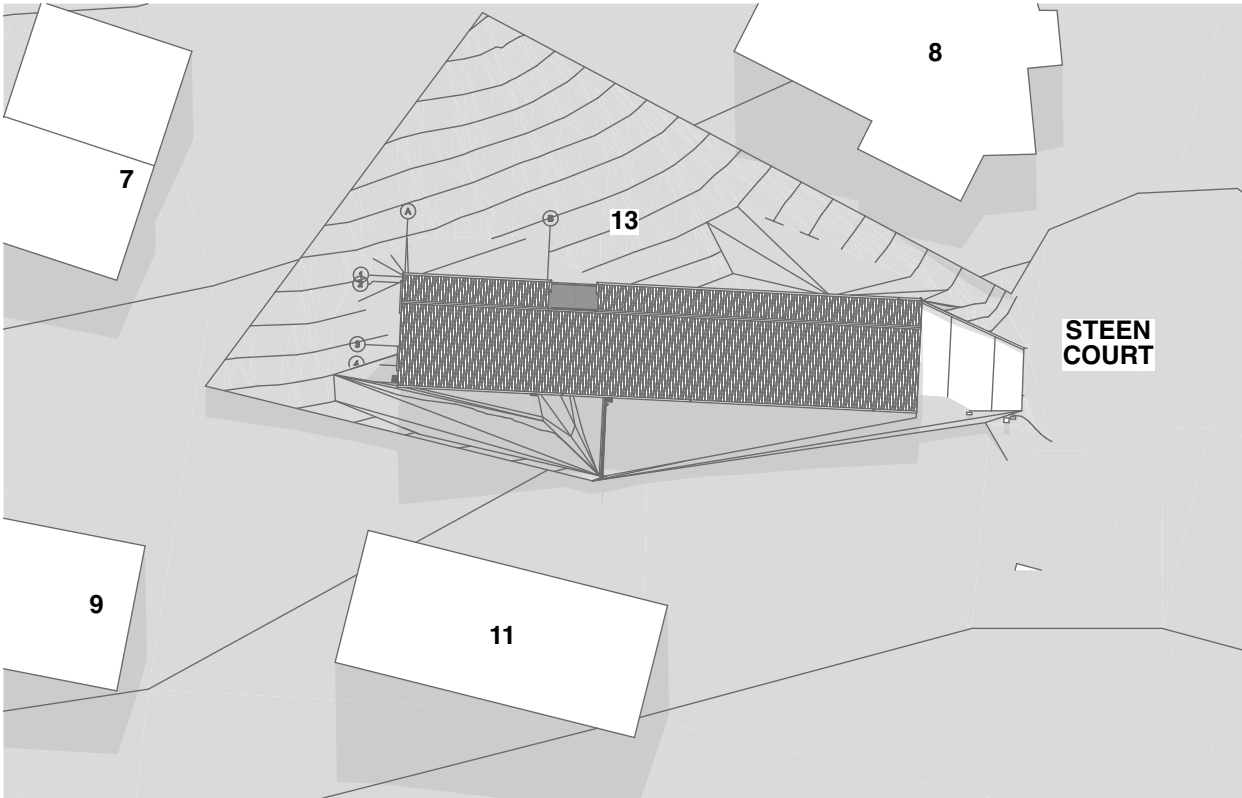
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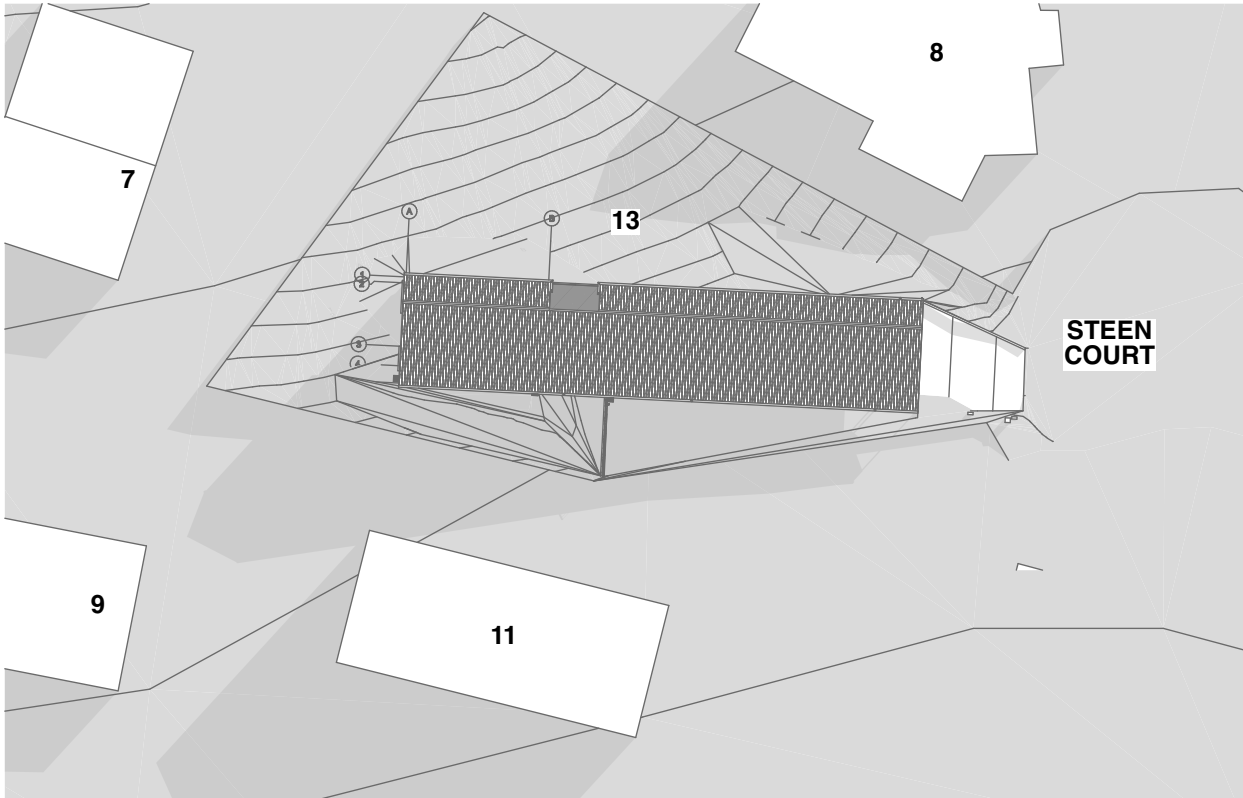
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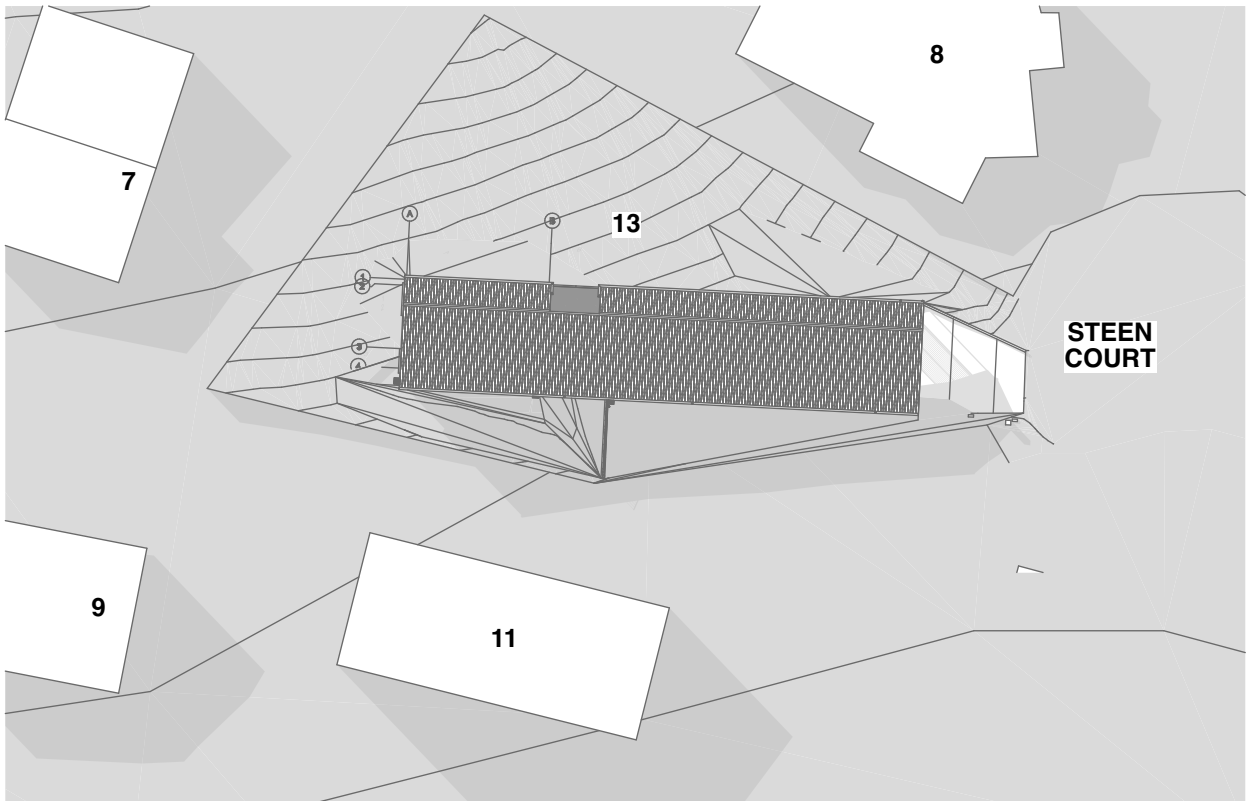
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02 21 JUNE 1200 1:500



01 21 JUNE 0900 1:500



03 21 JUNE 1500 1:500

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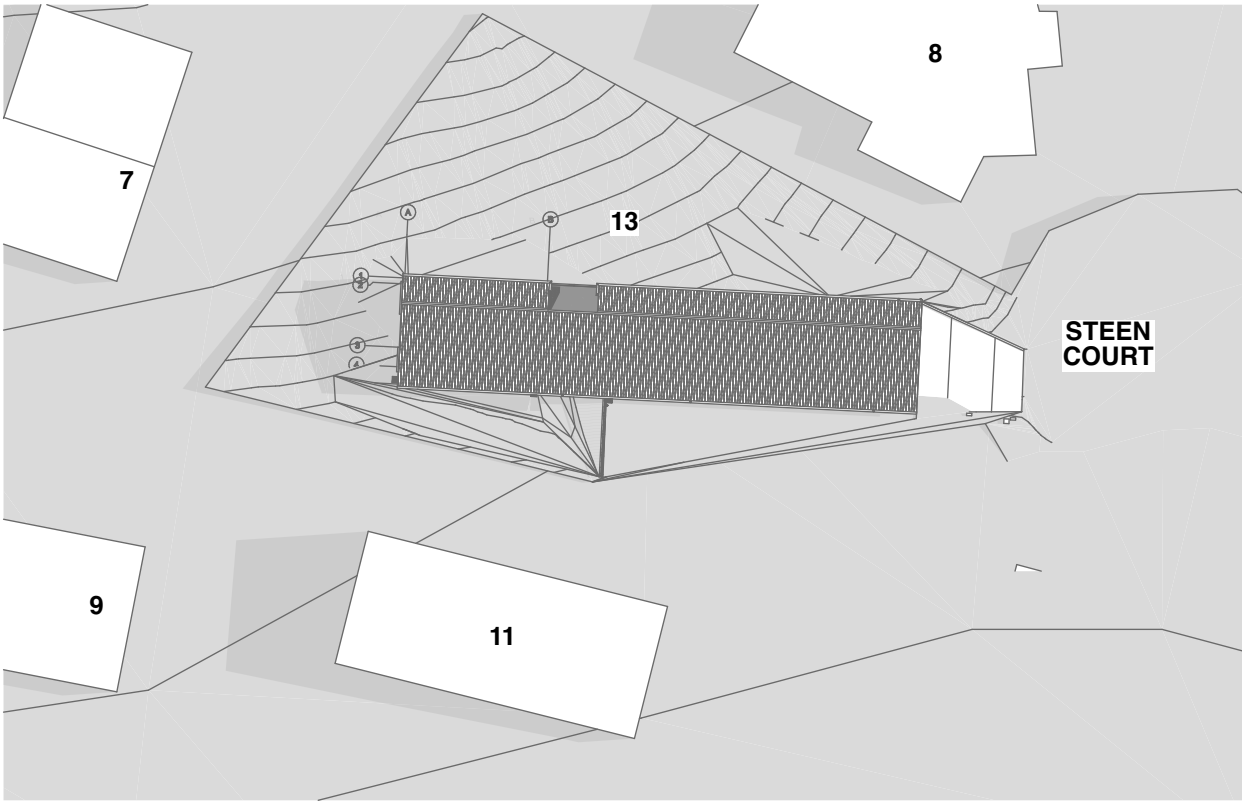
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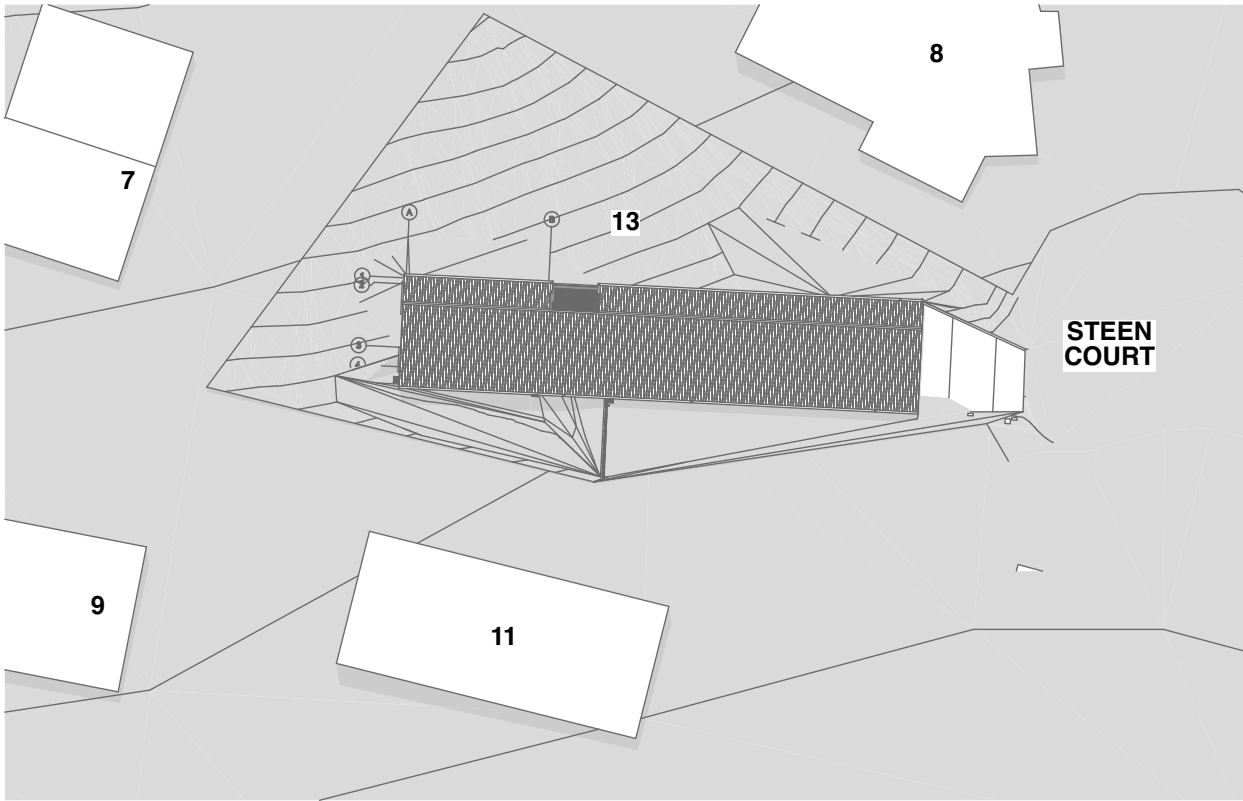
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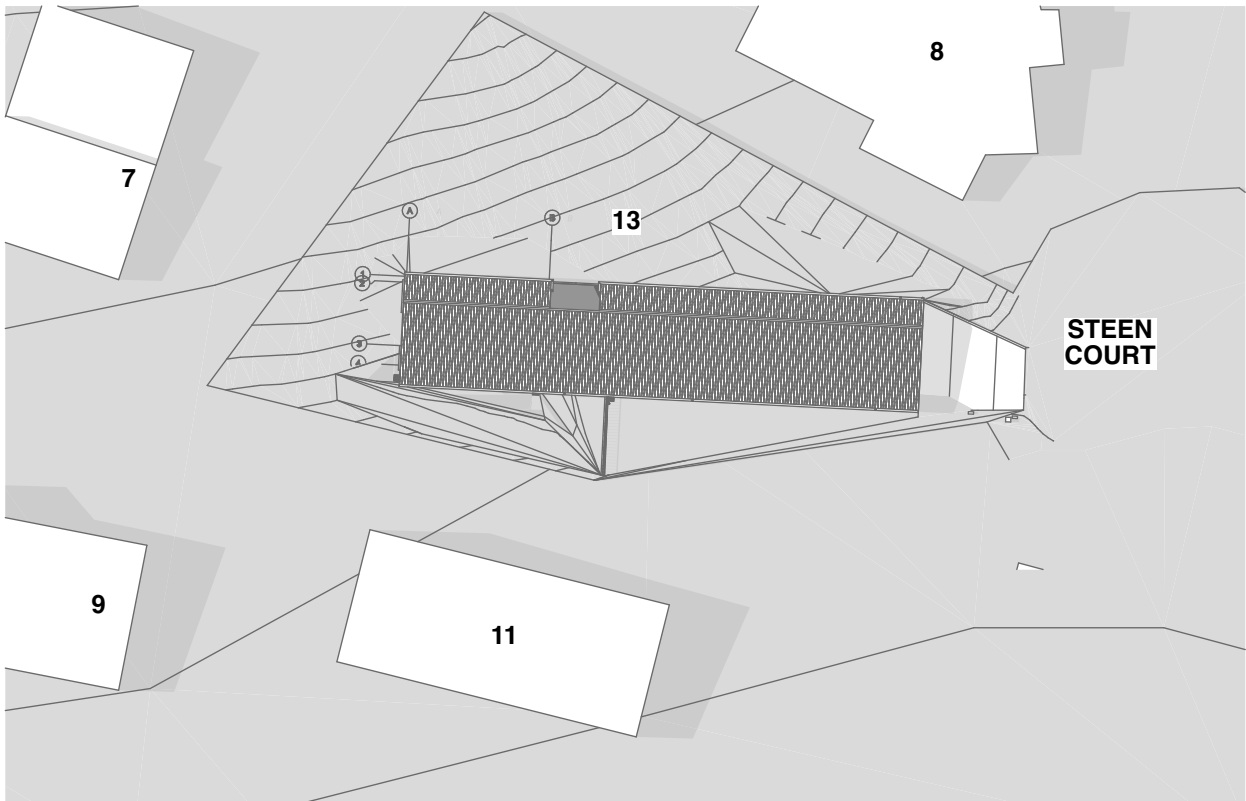
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**SHADOW
DIAGRAMS
(JUNE)**
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05 21 DEC 1200 1:500



06 21 DEC 1500 1:500

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**SHADOW
DIAGRAMS (DEC)**

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3D VIEW 01

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A4.01 - 07



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3D VIEW 02

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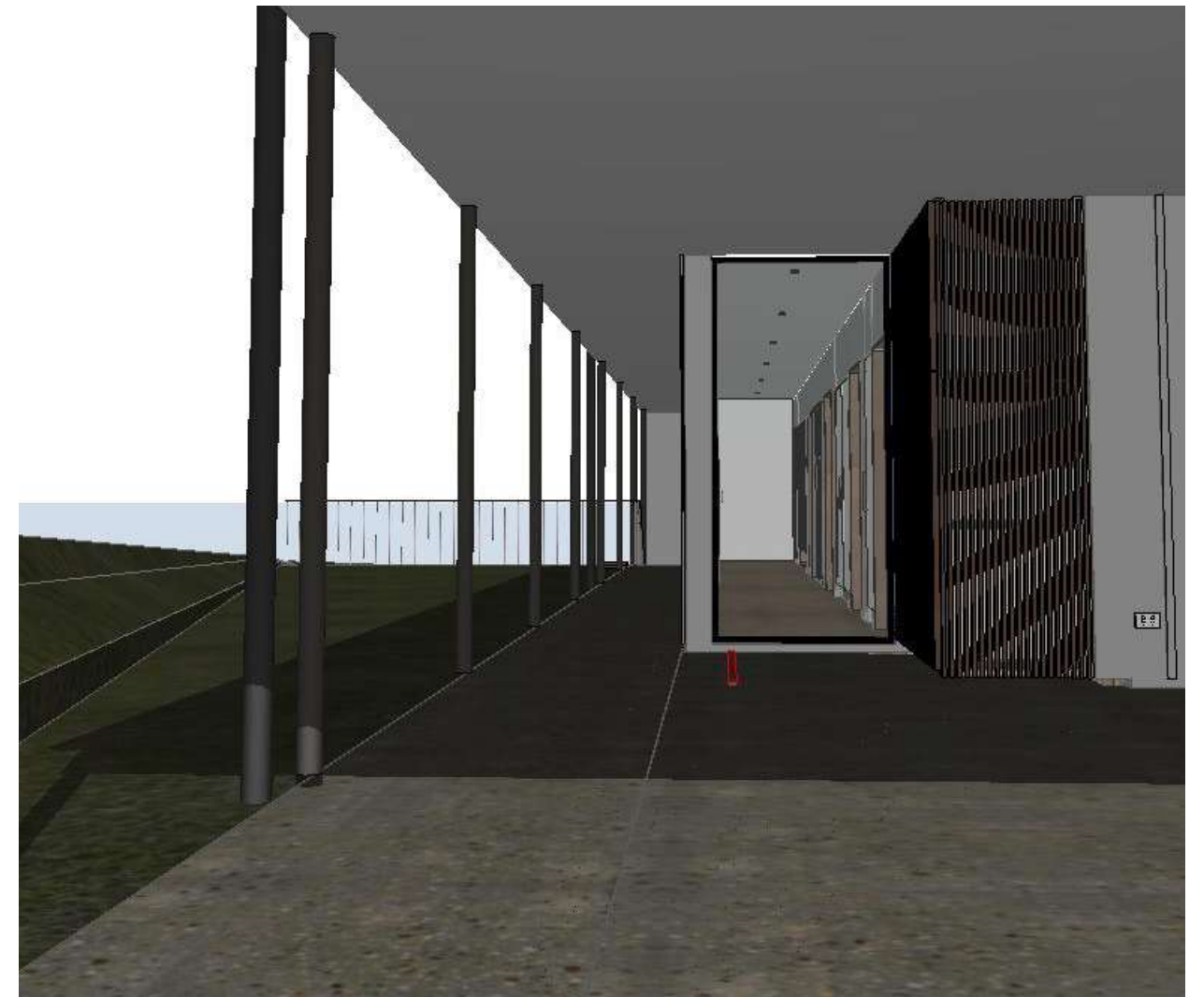
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PROJECT

TOM AND KELLY DREAM HOME + ANCILLARY
13 STEEN COURT BLACKMANS BAY TAS 7052

CLIENT

TOM & KELLY

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NORTH

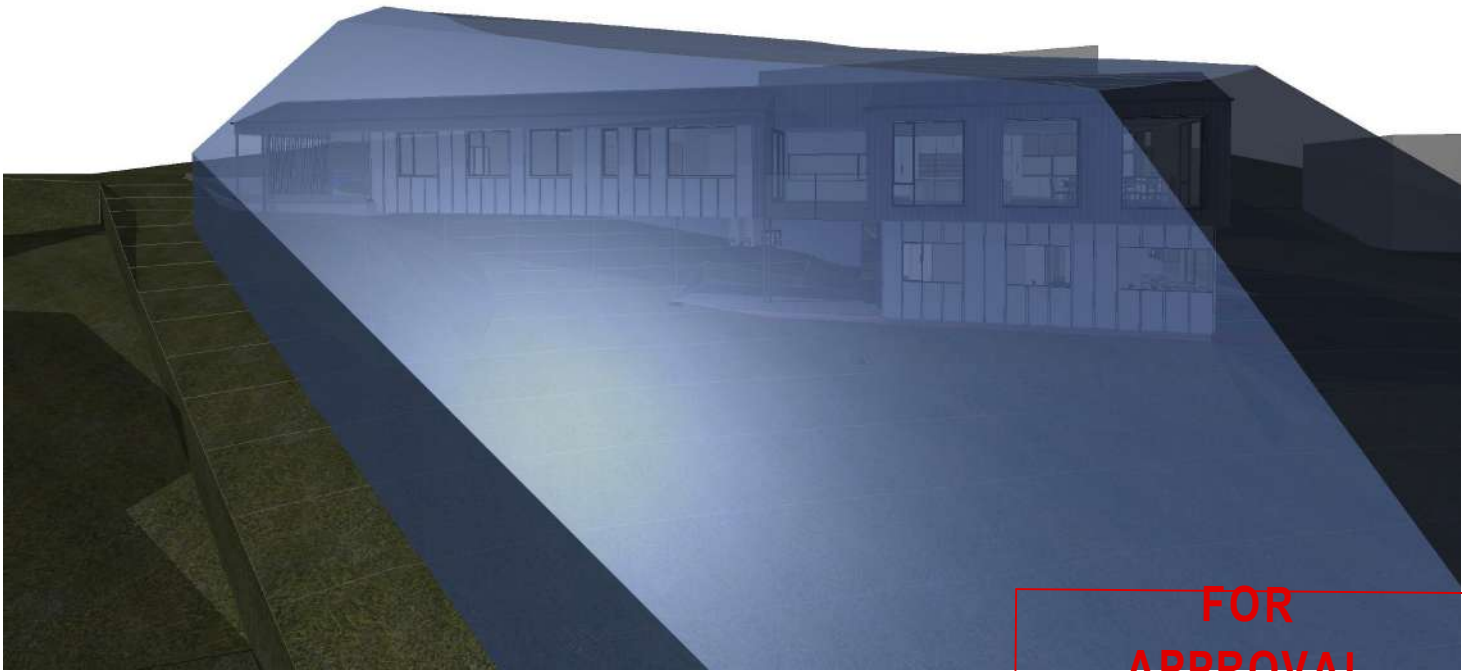
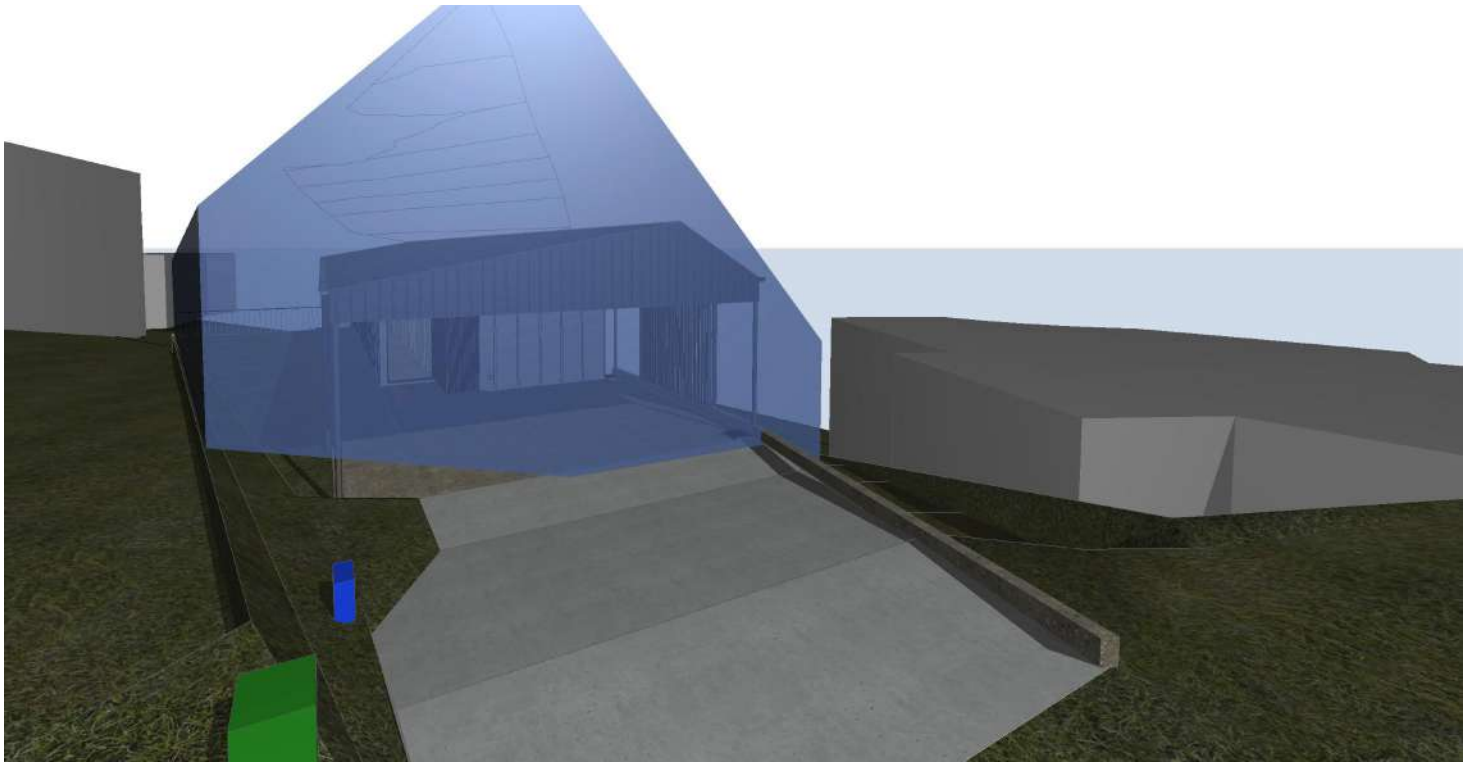
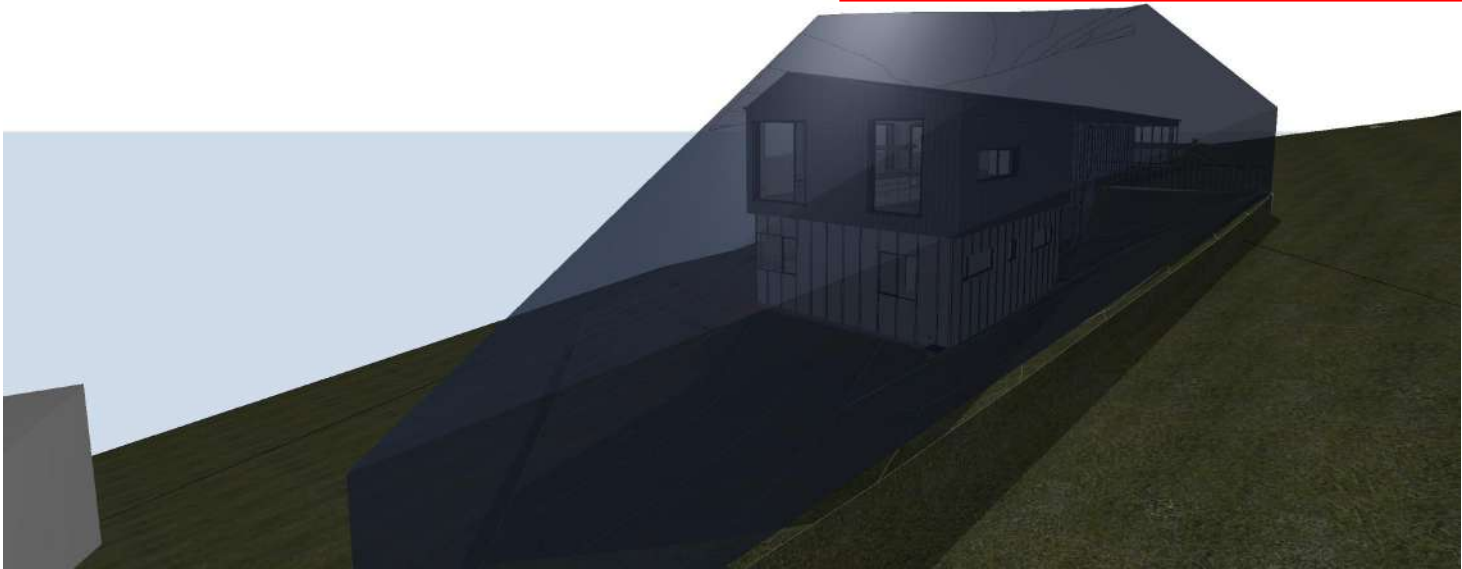
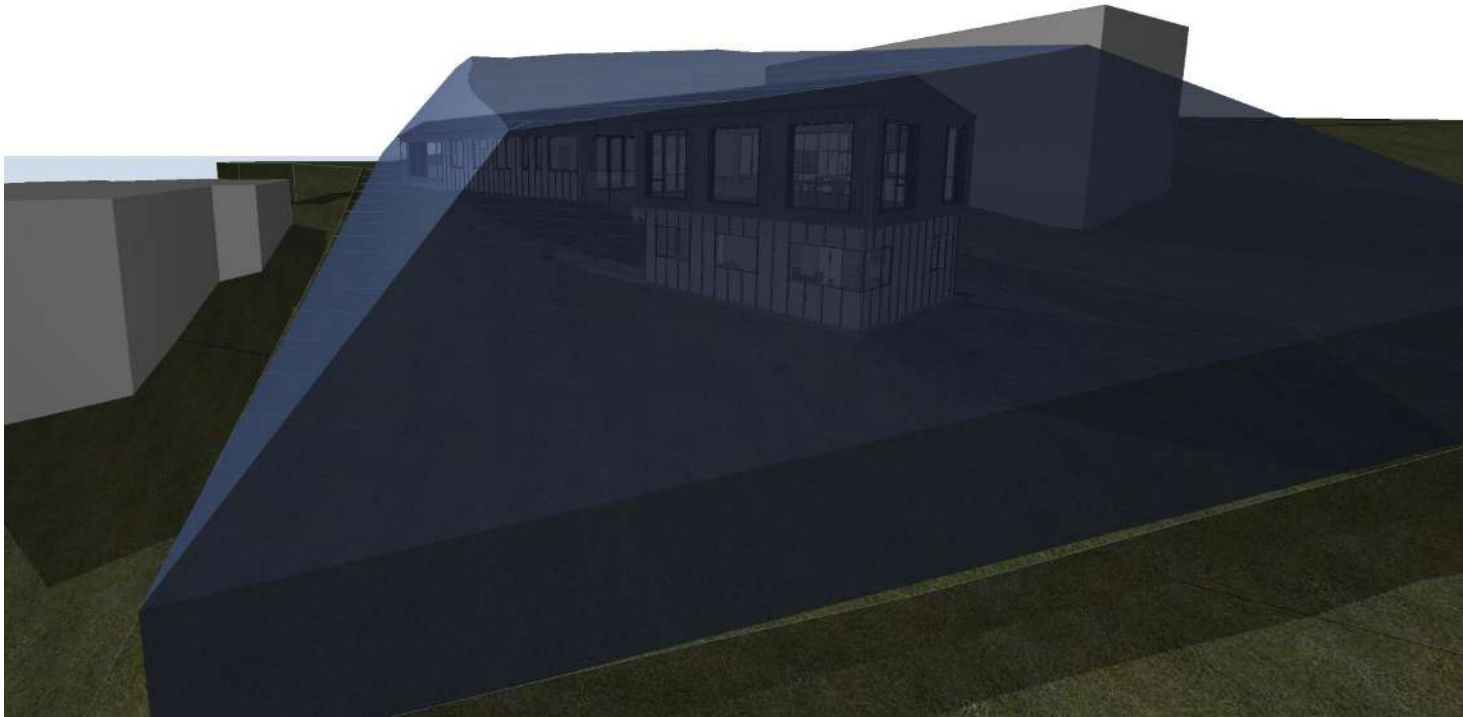
DRAWING TITLE

3D VIEW 03

SCALE

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REV	ISSUE	DATE
06	DEVELOPMENT APPLICATION	2/10/2025
07	DEVELOPMENT APPLICATION RFI01	26/11/2025

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**3D BUILDING
ENVELOPE VIEW**

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