APPLICATION FOR PLANNING APPROVAL

Application Number:	DA-2026-228
Proposal:	Outbuilding (carport)
Subject Site:	38 Blowhole Road, Blackmans Bay
Responsible Planning Officer:	Rika Terblanche

Advertised Documents:

- Application Plans

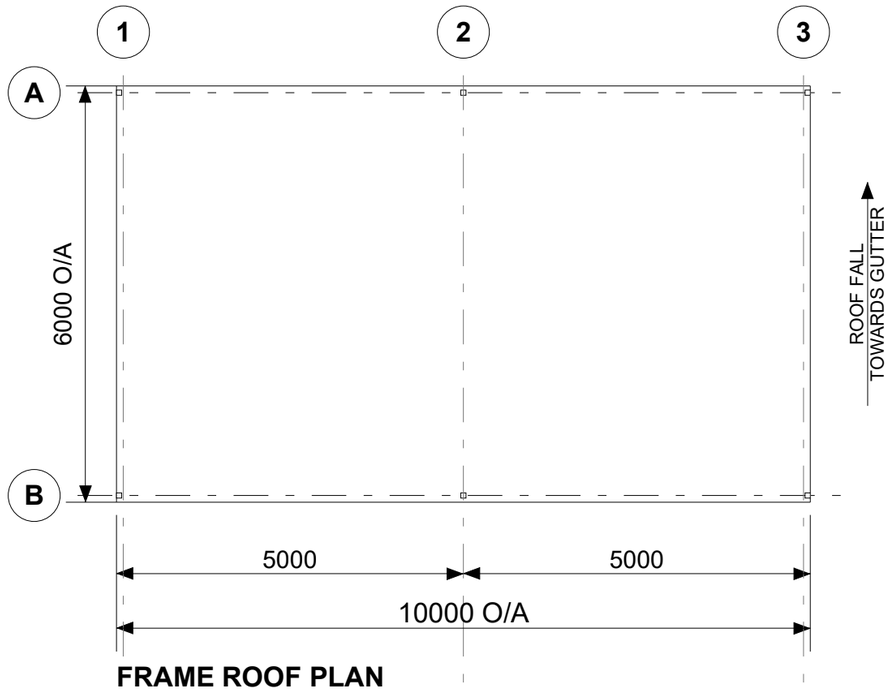
Available upon request:

- Application Form
- Copy of Title

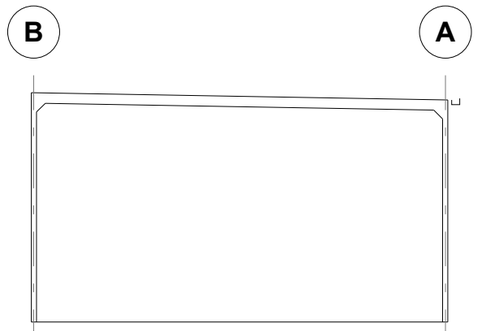
NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

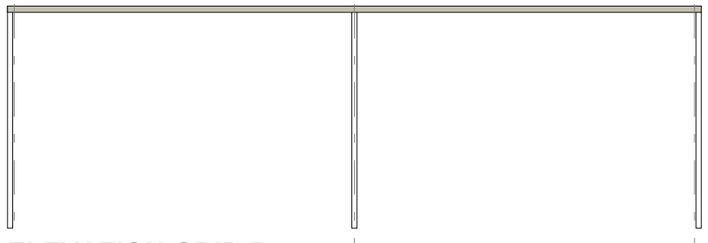
Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **4 September 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



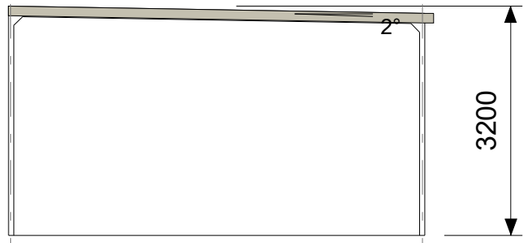
FRAME ROOF PLAN



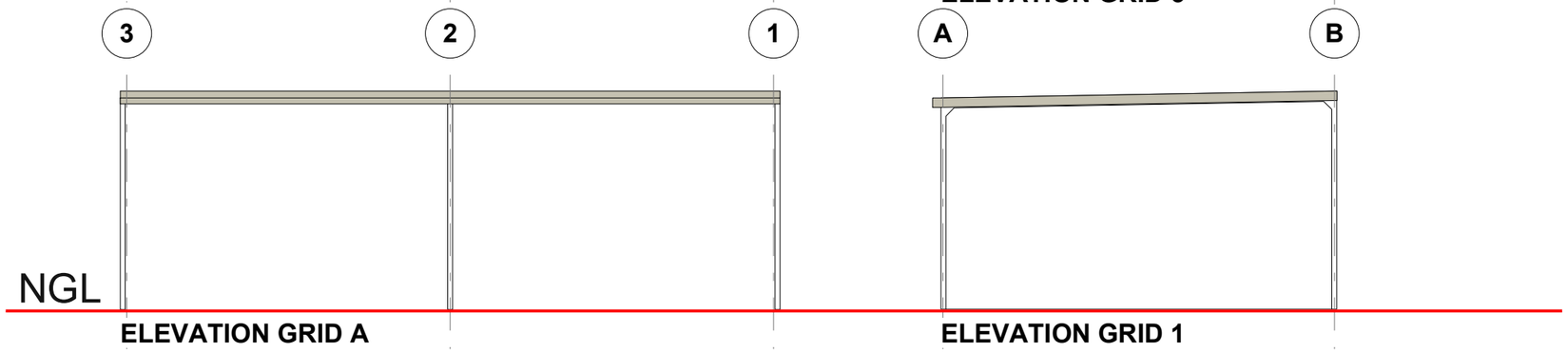
SECTION GRID 2



ELEVATION GRID B



ELEVATION GRID 3



ELEVATION GRID A

ELEVATION GRID 1

RANBUILD

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	EH
WALLS	-		
CORNERS	-		
BARGE	-	CB	EH
GUTTER	HI-QUAD	CB	EH

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION

Kingborough Council
Development Application: DA-2026-228
Plan Reference No: P1
Date Received: 18/06/2026
Date placed on Public Exhibition: 22/8/2026

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

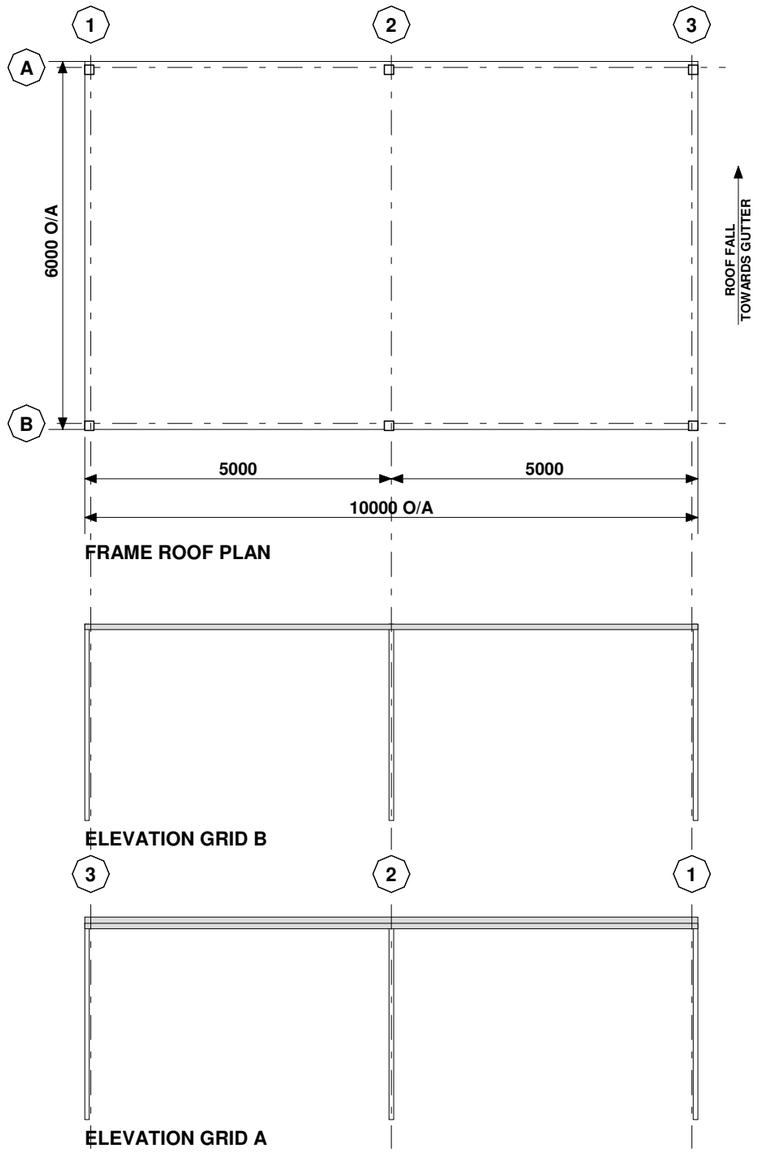
CLIENT
Doug Mosenthal

SITE
38 Blowhole Rd
BLACKMANS BAY TAS 7052

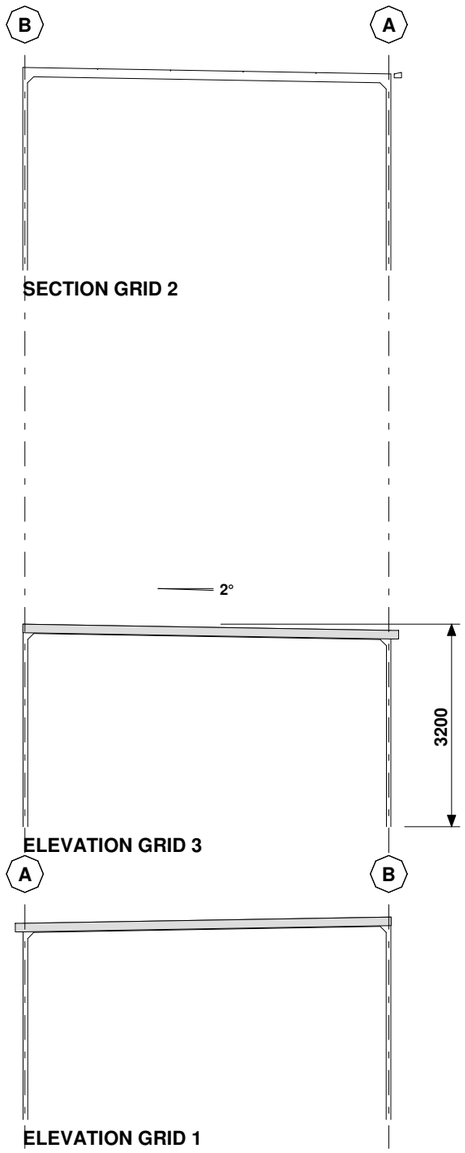
BUILDING
SKILLION CARPORT
6000 SPAN x 3200 EAVE x 10000 LONG

TITLE
FLOOR PLAN & ELEVATION

SCALE	DRAWING NUMBER	REV	PAGE
A4 SHEET 1:125	**BRWT4-3426**	**A**	**1/1**



FRAME ROOF PLAN



SECTION GRID 2

ELEVATION GRID B

ELEVATION GRID 3

ELEVATION GRID A

ELEVATION GRID 1

Kingborough Council

Development Application: DA-2026-228

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RANBUILD

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0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION

Accredited Practitioner
Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
02/06/2026

ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

CLIENT
Doug Mosenthal

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38 Blowhole Rd
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SKILLION CARPORT
6000 SPAN x 3200 EAVE x 10000 LONG

TITLE
GENERAL ARRANGEMENT

SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:100	444303-GA	B	1/5

STRUCTURAL STEELWORK SCHEDULE			CONNECTIONS		
MARK	DESCRIPTION	SECTION	BASE	EAVES	TOP
C1	COLUMN - PORTAL	75x75x2.5 SHS	BC1	KN4, KN8	
C2	COLUMN - END	75x75x2.5 SHS	BC1	KN4, KN8	
R1	RAFTER - PORTAL	C15015		KN4	KN8
R2	RAFTER - END	C15010		KN4	KN8
BB	BRIDGING BATTEN	TopSpan/2242	BR2		
F1	FASCIA	C15012	CF5, CF6		
P1	PURLINS	C15012 @ 1250	PC3, PC4		

Kingborough Council

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GENERAL

- THIS IS A STANDARDISED DESIGN SUITABLE FOR LIGHT INDUSTRIAL, COMMERCIAL & RURAL BUILDINGS TO STANDARDS & REQUIREMENTS PROVIDED BY RANBUILD.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH RANBUILD ASSEMBLY GUIDE.
- ANY DISCREPANCY SHALL BE REFERED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
- ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH RELEVANT & CURRENT SAA CODES & WITH BY-LAWS & ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
- ALL DIMENSIONS SHOWN SHOULD BE VERIFIED BY THE BUILDER ON SITE. ENGINEERS DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
- DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION & NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS & EXCAVATIONS STABLE AT ALL TIMES.
- UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES & ALL DIMENSIONS ARE IN MILLIMETRES.
- THE STRUCTURAL COMPONENTS DETAILED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT SAA CODES & NORMAL ENGINEERING PRACTICE.
- ARCHITECTURAL ELEMENTS TO HAVE A MINIMUM OF 20mm CLEARANCE OF THE STRUCTURE & ARE TO BE ARTICULATED.
- IT IS COMMON SENSE TO WORK SAFELY AND TO PROTECT YOURSELF AND OTHERS FROM ACCIDENTS ON SITE. TO DO THIS, YOU MUST ENSURE YOU HAVE IN PLACE SAFE WORK PRACTICES AND APPROPRIATE EQUIPMENT. SAFETY INVOLVES PERSONAL PROTECTION OF EYES, OF SKIN(FROM SUNBURN) AND OF HEARING(FROM NOISE). FALL PROTECTION MUST ALSO BE IN PLACE AS APPLICABLE INCLUDING SAFETY MESH, PERSONAL HARNESSES AND PERIMETER GUARDRAILS. IT IS RECOMMENDED THAT YOU FAMILIARIZE YOURSELF WITH APPLICABLE LAWS, REGULATIONS, RULES, GUIDELINES, CODES OF PRACTICE AND STANDARDS AND THAT YOU ADHERE STRICTLY TO THEM.

STRUCTURAL STEEL SPECIFICATION

- ALL STRUCTURAL STEELWORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING SAA CODES & SPECIFICATIONS.
  AS4100 STEEL STRUCTURES CODE
  AS/NZS 4600 COLD FORMED STEEL STRUCTURES CODE.
  AS1111 COMMERCIAL BOLTS & SCREWS.
  AS2887 FARM STRUCTURES (WHERE APPLICABLE).
- PROPRIETARY PRODUCTS ARE TO BE IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS INSTRUCTIONS.

FRAME ASSEMBLY

- CORRECT FRAME ASSEMBLY IS IMPORTANT TO ACHIEVE OPTIMUM PERFORMANCE OF THE STRUCTURE
- FULLY TENSION BOLTS AT KNEE & APEX JOINTS AS SPECIFIED BEFORE STANDING FRAMES.
- FULLY TENSION BOLTS AT BASE CONNECTIONS AS SPECIFIED IMMEDIATELY AFTER STANDING THE FRAME.
- ROOF & WALL BRACING PROVIDE STRUCTURAL STABILITY WHERE SPECIFIED & MUST BE INSTALLED BEFORE THE CLADDING.

SELF DRILLING SCREWS

- QUALITY AND MECHANICAL PROPERTIES OF STRUCTURAL SCREWS MUST COMPLY WITH AS3566.1.
- THE MINIMUM DISTANCE OF EDGE/END SCREWS MUST HAVE AN EDGE DISTANCE OF 1.5 X SCREW DIAMETER FROM THE EDGE.
- THE MINIMUM DISTANCE OF SCREW TO SCREW SPACING MUST NOT BE LESS THAN 3 X SCREW DIAMETER BETWEEN ANY SCREWS.

CLADDING

- ALL ROOF AND WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH AS1562.1 AND THE MANUFACTURER'S INSTRUCTIONS.
- ROOF AND WALL CLADDING ARE STRUCTURAL DIAPHRAGM BRACINGS. UNDER NO CIRCUMSTANCES SHOULD THE CLADDING BE REMOVED WITHOUT WRITTEN APPROVAL FROM A PRACTICING STRUCTURAL ENGINEER.

CONCRETE

- ALL CONCRETE WORK TO BE IN ACCORDANCE WITH AS3600.
- FOOTING / SLAB STRENGTH F'c 20MPa MINIMUM.
- SHRINKAGE LIMITED TYPE (SL CEMENT).
- MAXIMUM AGGREGATE SIZE 20mm.MAXIMUM AGGREGATE SIZE 20mm.
- SLUMP 100mm.
- SLAB DESIGN INCLUDING REINFORCEMENT AND THICKNESS BY OTHERS

SITE DESCRIPTION

- BORED PIER FOOTINGS ARE SUITABLE FOR ALL AS2870 SITE CLASSIFICATIONS EXCEPT CLASS P.
- IF CLASS P CONDITIONS ARE ENCOUNTERED THE CLIENT SHALL OBTAIN ADVICE FROM A PRACTISING STRUCTURAL ENGINEER.

DESIGN LOADING

- THE STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR THE FOLLOWING LOAD CONDITIONS COMPLYING WITH RELEVANT AUSTRALIAN STANDARDS INCLUDING AS/NZS 1170.2:2021:-

ROOF DEAD LOAD	SELF WEIGHT ONLY
ROOF LIVE LOAD	(1.8/A+0.12) BUT NOT LESS THAN 0.25kPa AND 1.4kN
WIND LOAD REGION	A1-A5
TERRAIN CATEGORY	2.12
IMPORTANCE LEVEL	2
Ms	1.0
Mt	1.0
NET PRESSURE COEFFICIENTS	Cpi = -0.4 or 0.4
SITE CLASS	A to M
GROUND SNOW LOAD Sg	0.5 kPa
COASTAL DISTANCE	N/A

COPYRIGHT NOTE

RANBUILD

DRAWING SCHEDULE

Accredited Practitioner
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LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
02/06/2026

FOR BUILDING PERMIT STAGE

CLIENT
Doug Mosenthal

SITE
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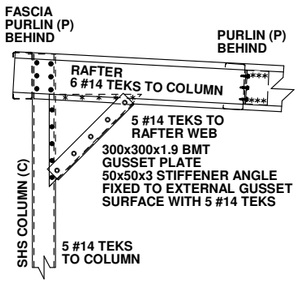
BLACKMANS BAY TAS 7052

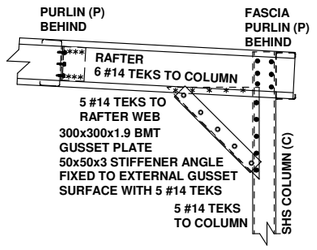
BUILDING
SKILLION CARPORT
6000 SPAN x 3200 EAVE x 10000 LONG

TITLE
STEEL FRAME SCHEDULE AND NOTES, COVER PAGE

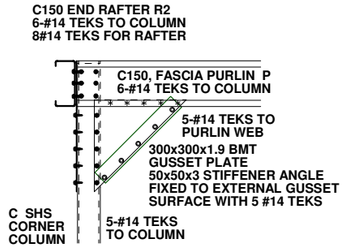
SCALE	DRAWING NUMBER	REV	PAGE
N/A	ENG1/1-444303	B	2/5



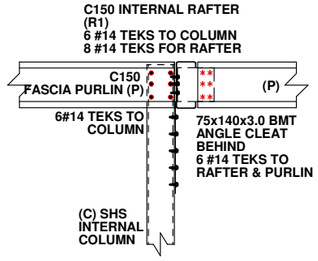
KNEE CONNECTION - KN8



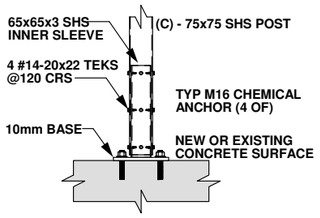
KNEE CONNECTION - KN4



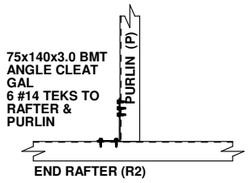
COLUMN TO FASCIA - CF6



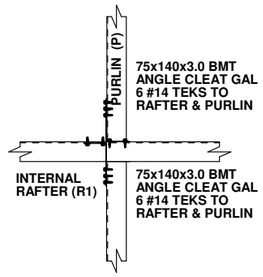
COLUMN TO FASCIA - CF5



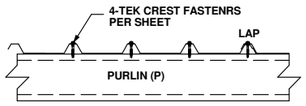
BASE CONNECTION - BC1



PURLIN CONNECTION - PC4

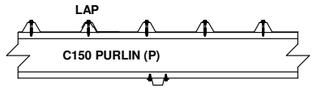


PURLIN CONNECTION - PC3



SELF DRILLING SELF TAPPING SCREW WITH HEX WASHER HEAD & EDPM SEAL & SHANK PROTECTION
NORMAL 0.35 BMT HIGH PROFILE #12-14x45 TEKS
CYCLONIC 0.42 BMT HIGH PROFILE #14-10x50 TEKS

ROOF CLADDING SHEAR DIAPHRAGM - RC3



LYSAGHT TS2242 BRIDGING BATTEN @ MID-SPAN
2 #10 TEKS TO UNDERSIDE OF EACH PURLIN

BRIDGING BATTEN - BR2

Kingborough Council
Development Application: DA-2026-228
Plan Reference No: P1
Date Received: 18/06/2026
Date placed on Public Exhibition: 22/8/2026

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02/06/2026

FOR BUILDING PERMIT STAGE

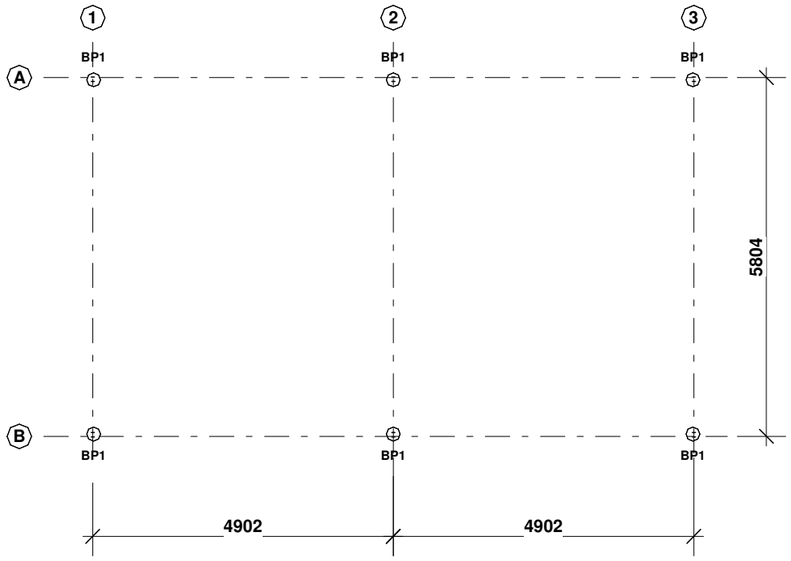
CLIENT
Doug Mosenthal

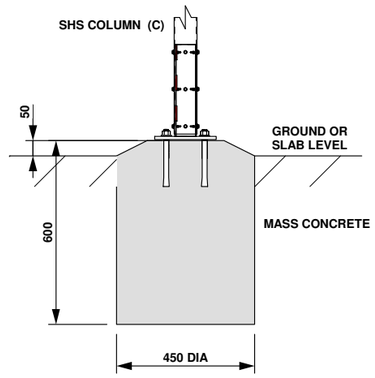
SITE
38 Blowhole Rd
BLACKMANS BAY TAS 7052

BUILDING
SKILLION CARPORT
6000 SPAN x 3200 EAVE x 10000 LONG

TITLE
CONNECTION DETAILS

SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:20	ENG3/1-444303	B	4/5





TYP DET BP1

ISOLATED BORED PIERS SCHEDULE

	Dia	Depth (D)	E
BP1	450	600	300

ISOLATED BORED PIERS

ISOLATED BORED PIERS ARE ECONOMICALLY SUITED FOR SHEDS ON CLAYEY GROUND. THE DESIGNS SHOWN ARE SUITABLE FOR ISOLATED PIERS WITH AN EARTH FLOOR OR SIMILAR.

- PIERS TO BE TAKEN THROUGH ANY FILL MATERIAL AND FOUNDED IN STIFF CLAY WITH A MINIMUM SAFE BEARING CAPACITY OF 100 kPa AND A SHAFT ADHESION OF 20 kPa.
- PROVIDE REINFORCEMENT AS SPECIFIED AND LOCATE COLUMN BASE CONNECTORS ACCURATELY AS SHOWN.

ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT OF ANY WORKS.

THIS DRAWING FOR ISOLATED PAD FOOTINGS IS INSUFFICENT WHEN SLIDING DOORS ARE SPECIFIED. ADDITIONAL STRIP FOOTING UNDER SLIDING DOOR SHALL BE DESIGNED.

SEE ERECTION INSTRUCTIONS FOR ADDITIONAL NOTES.

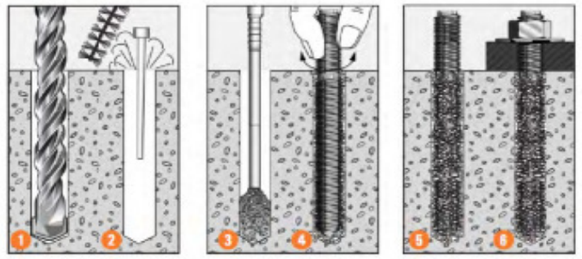
REFERENCE

REFER TO THE FOLLOWING NOTES:-

- SITE FOUNDATION CLASSIFICATION NOTES
- MINIMUM SITE PREPARATION NOTES
- CONCRETE SPECIFICATION NOTES
- CONCRETE REINFORCEMENT NOTES

CHEMICAL ANCHOR INSTALLATION (CHEMSET)

Installation



1. Drill recommended diameter and depth hole.
2. Clean hole with hole cleaning brush. Remove all debris using hole blower.
3. Insert mixing nozzle to bottom of hole. Fill hole to 3/4 the hole depth slowly, ensuring no air pockets form.
4. Insert **Ramset**™ ChemSet™ Anchor Stud/rebar to bottom of hole while turning.
5. Allow ChemSet™ Reo 502™ to cure as per setting times.
6. Attach fixture.

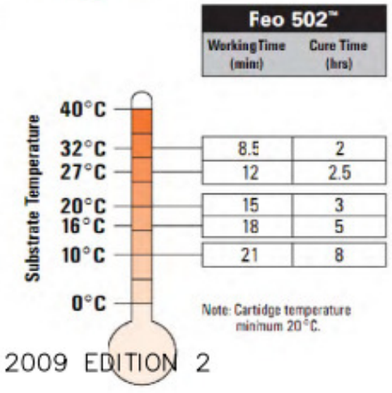
Installation temperature limits:

~ Substrate: 5°C to 40°C.
~ Adhesive: 20°C to 32°C.
Load should not be applied to anchor until the chemical has sufficiently cured as specified.

Service temperature limits:

-10°C to 80°C.

Setting Times



REF: RAMSET SPECIFIERS RESOURCE BOOK 2009 EDITION 2

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FOR BUILDING PERMIT STAGE

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TITLE
ISOLATED BORED PIER PLAN & DETAIL

SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:100, 1:20	ENG4/1-444303	B	5/5

CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS WHERE APPLICABLE

DO NOT SCALE OFF PLAN

BUILDER TO CHECK ALL DIMENSIONS ON SITE BEFORE STARTING WORKS

PLEASE REPORT ANY ERRORS OR INCONSISTENCIES TO TASTECH BUILDING SYSTEMS

ANY CHANGES TO THIS DOCUMENT TO BE CONFIRMED BY TASTECH BUILDING SYSTEMS

DESCRIPTION OF LAND

Town of BLACKMANS BAY
Lot 3 on Sealed Plan 158449
Derivation : Part of 640 Acres Granted to William Harris
Prior CT 55854/86

Kingborough Council
Development Application: DA-2026-228
Plan Reference No: P2
Date Received: 07/08/2026
Date placed on Public Exhibition: 22/8/2026

N

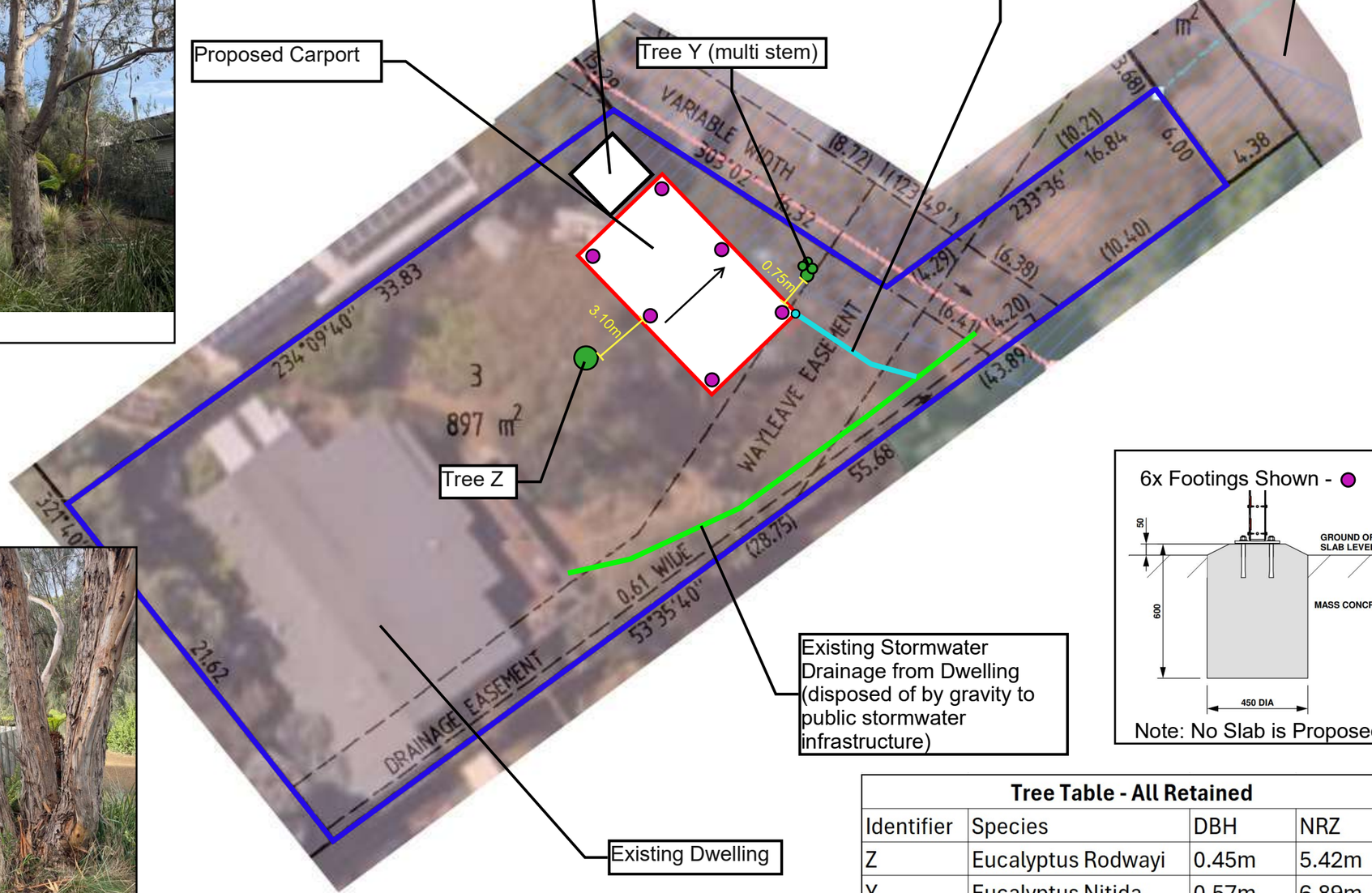
Roof runoff from the proposed carport will be collected via 100mm PVC downpipe and connected to the existing dwelling's private stormwater system as shown
- Low risk works by licenced plumber

Blowhole Road

Existing Outbuilding (Garden Shed)

Proposed Carport

Tree Y (multi stem)



Tree Z

Existing Stormwater Drainage from Dwelling (disposed of by gravity to public stormwater infrastructure)

Existing Dwelling

Tree Y

6x Footings Shown -

Note: No Slab is Proposed

Tree Table - All Retained

Identifier	Species	DBH	NRZ
Z	Eucalyptus Rodwayi	0.45m	5.42m
Y	Eucalyptus Nitida	0.57m	6.89m

PROJECT TITLE:
Mosenthal Carport

ADDRESS:
38 Blowhole Road,
Blackmans Bay, 7052

DRAWING NUMBER:
RB1224_TREE_&_STORM

JOB NUMBER:
RB1224

CLIENT:
Doug Mosenthal

DATE:
7/08/2026

SCALE: NTS

DRAWN: HM

TASTECH SHEDS
Premium Steel Sheds

65 SOUTH ARM ROAD
ROKEBY, TAS, 7019

(03) 6263 5800

ranbuild@tastechsheds.com.au

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ACCREDITED DEALER