

Development Applications

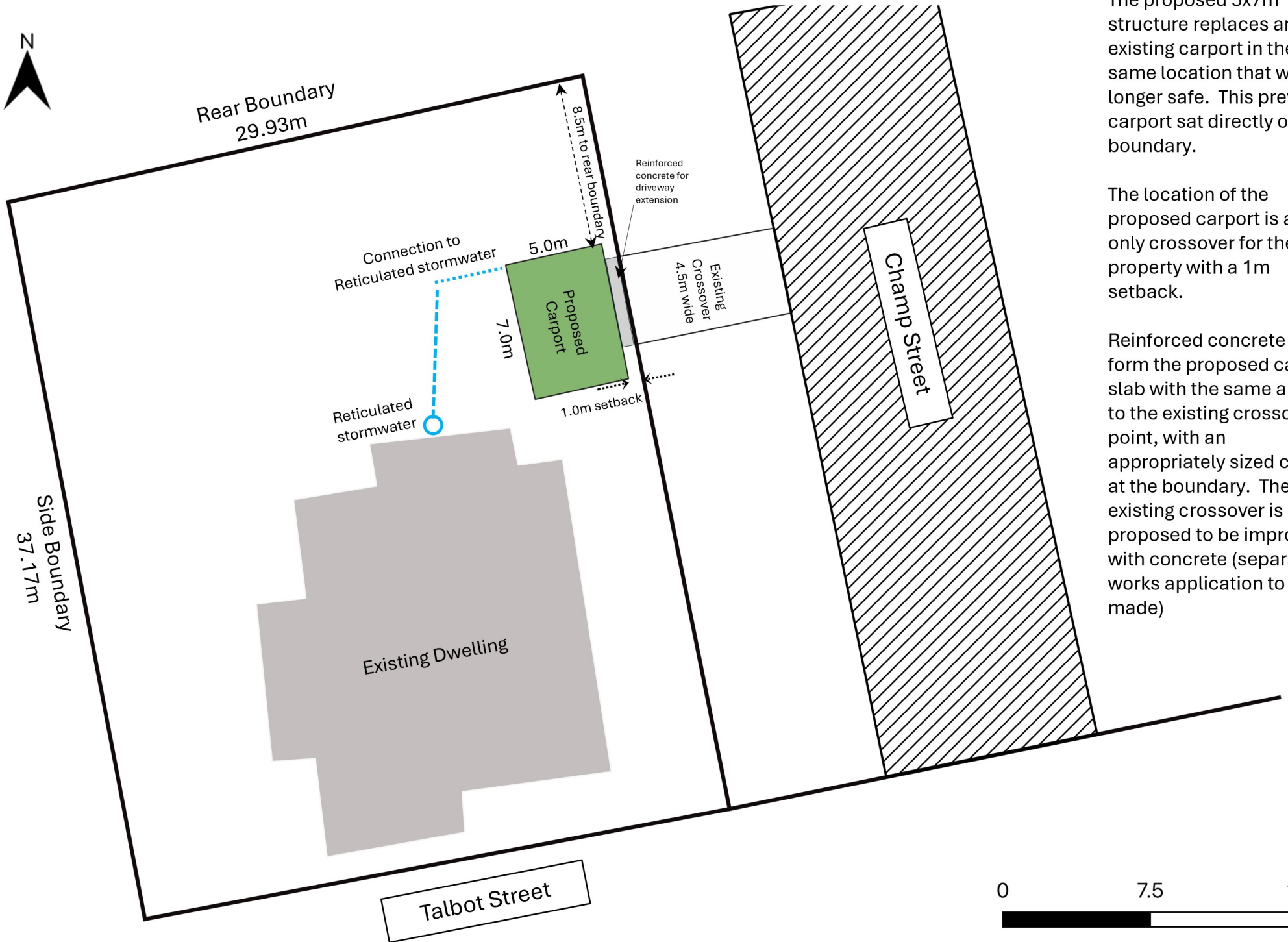
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number DA 2026 / 00077
Applicant C Grubb
Proposal Residential - Demolition of Existing Carport and Construction of a New Carport
Location 41 Talbot Street, Fingal (CT 186035/2)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 9th May 2026 **until 5pm Friday 22nd May 2026**.

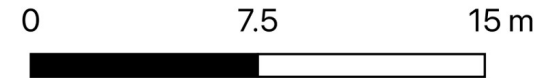
John Brown
GENERAL MANAGER



The proposed 5x7m structure replaces an existing carport in the same location that was no longer safe. This previous carport sat directly on the boundary.

The location of the proposed carport is at the only crossover for the property with a 1m setback.

Reinforced concrete will form the proposed carport slab with the same applied to the existing crossover point, with an appropriately sized culvert at the boundary. The existing crossover is proposed to be improved with concrete (separate works application to be made)





Specification Report

Distributor:
Rainbow Building
139 Main Rd

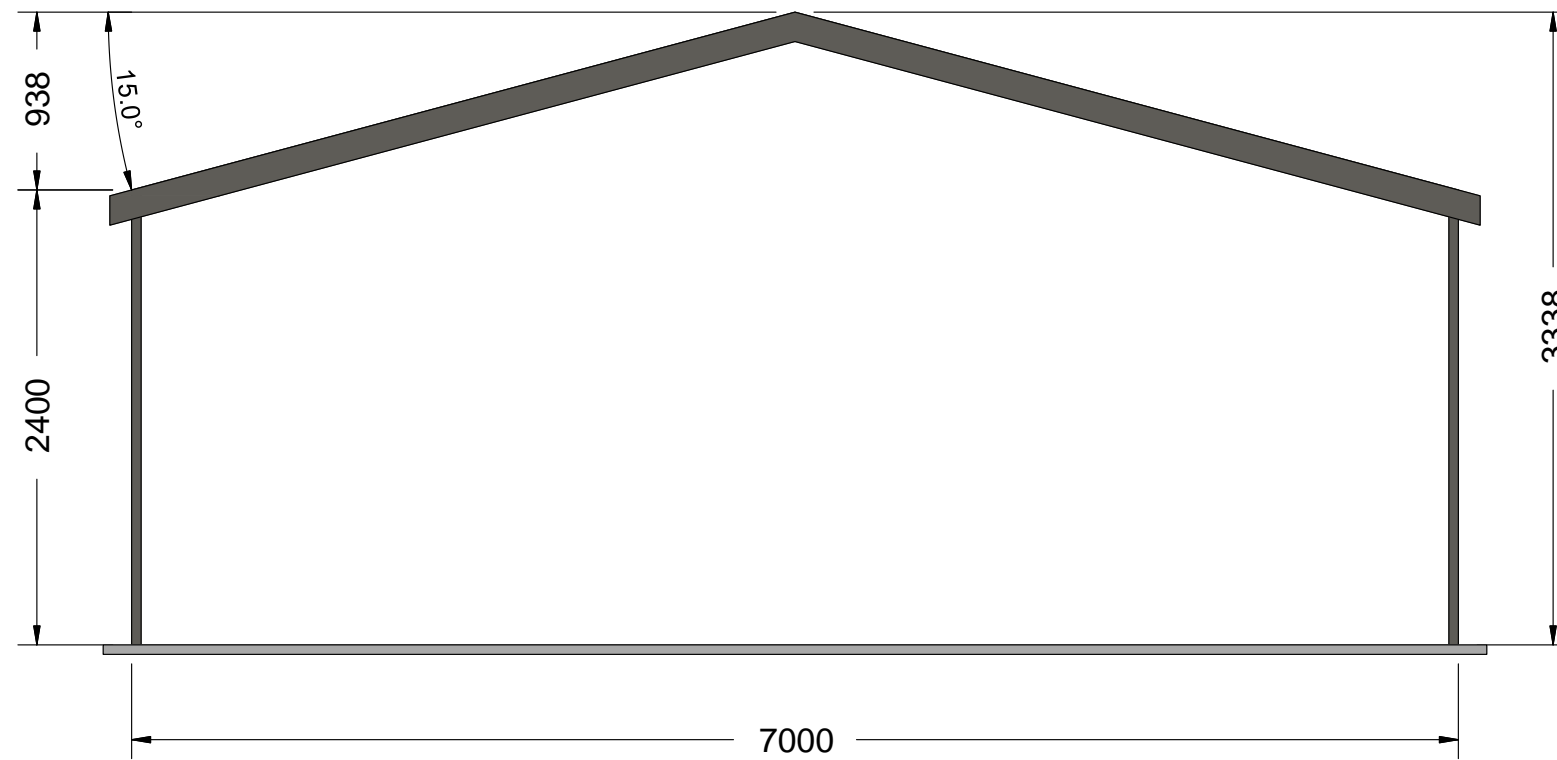
Spec. Date: 14/11/2025
Spec. Number: SOR02_4183
Customer: Claire Grubb
41 Talbot Street, FINGAL, TAS, 7214

Site Address:
41 Talbot Street, FINGAL,
TAS, 7214

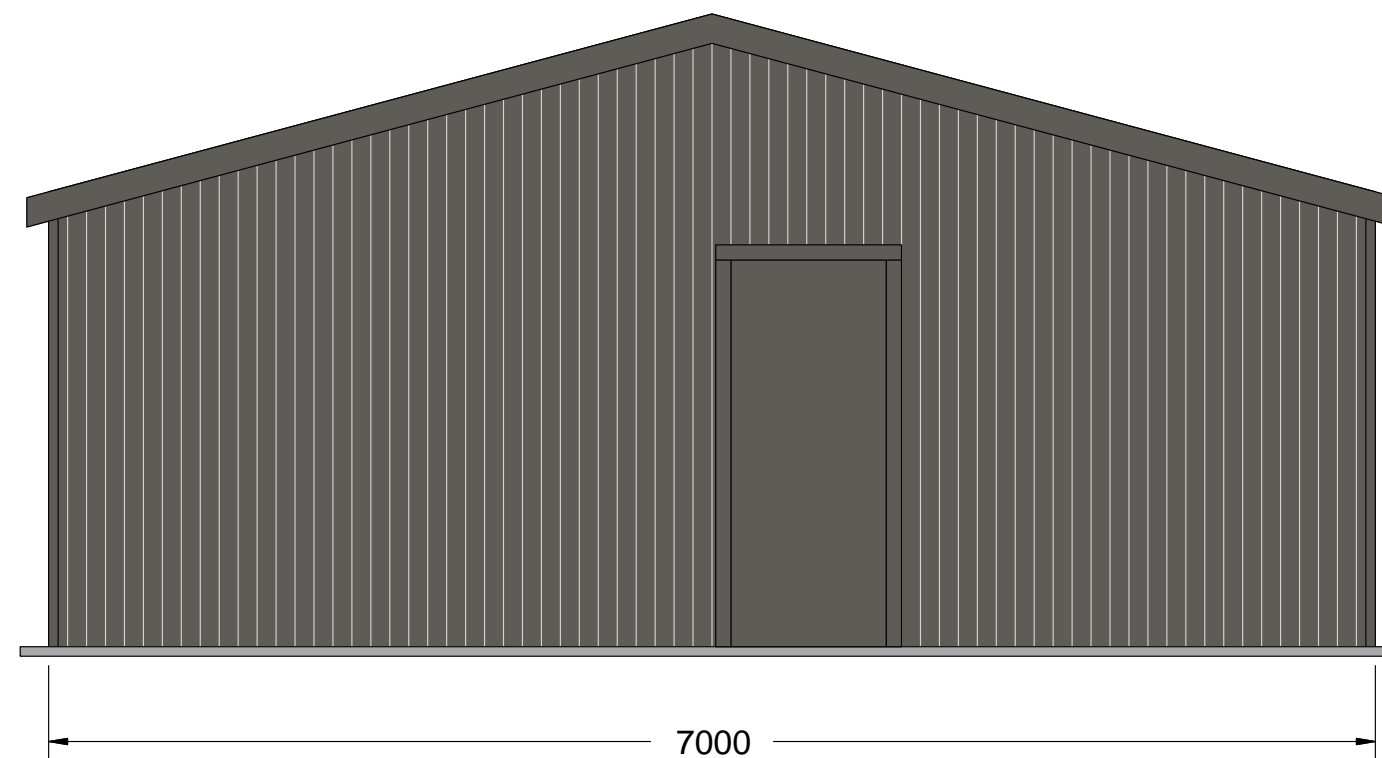
Sorrel, 7172, TAS

Telephone: 1300 737 910 Telephone: 0437078866

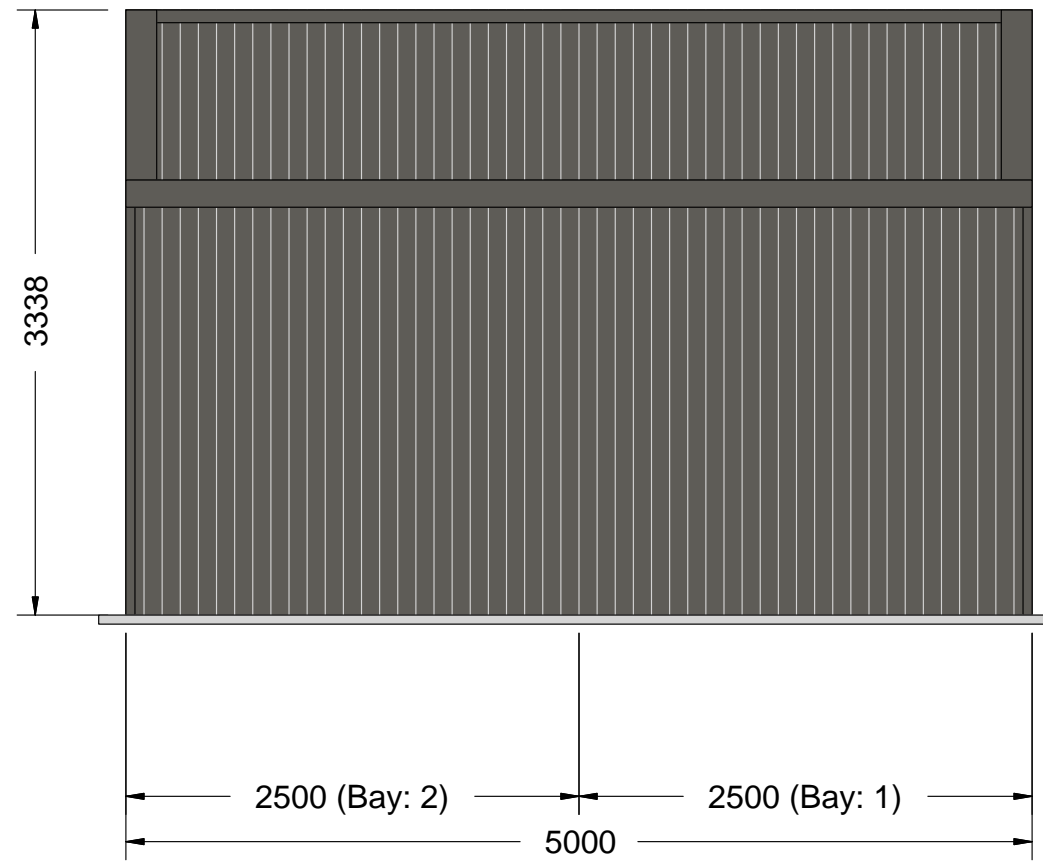
Building Description:	Main Building:	Left Skillion:	Right Skillion:
Span:	7.00m	NA	NA
Bay Size:	2.5m	NA	NA
Number of Bays:	2	NA	NA
Length:	5.00m	NA	NA
Wall Height:	2.40m	NA	NA
Apex Height:	3.34m	NA	NA
Roof Pitch:	15°	NA	NA
Roof Area:	36.23m ²	NA	NA
Roof Purlin Type:	TH64100	NA	NA
Roof Purlin Spacing (Internal):	1200	NA	NA
Roof Purlin Spacing (End):	900	NA	NA
Purlin Lap:	10%	NA	NA
Wall Girt Type:	TH64100	NA	NA
Wall Girt Spacing:	1400	NA	NA
Girt Lap:	10%	NA	NA
Eave Purlin Type:	C15012	NA	NA
Column Size:	C15019	NA	NA
Rafter Size:	C15015	NA	NA
Mullion Size:	C15015	NA	NA
Knee Brace:	NA	NA	NA
Ridge Brace:	C10015	NA	NA
Wall Cladding:	0.42 BMT (0.47 TCT) K-Panel Low Rib Colorbond®		
Roof Cladding:	0.42 BMT (0.47 TCT) Corrugated Colorbond®		
Down Pipes:	90mm round PVC		
Gutters:	Quad Gutter 115 High Tensile		
Barge:	Garage Barge		
Roller Doors:	No Roller Doors		



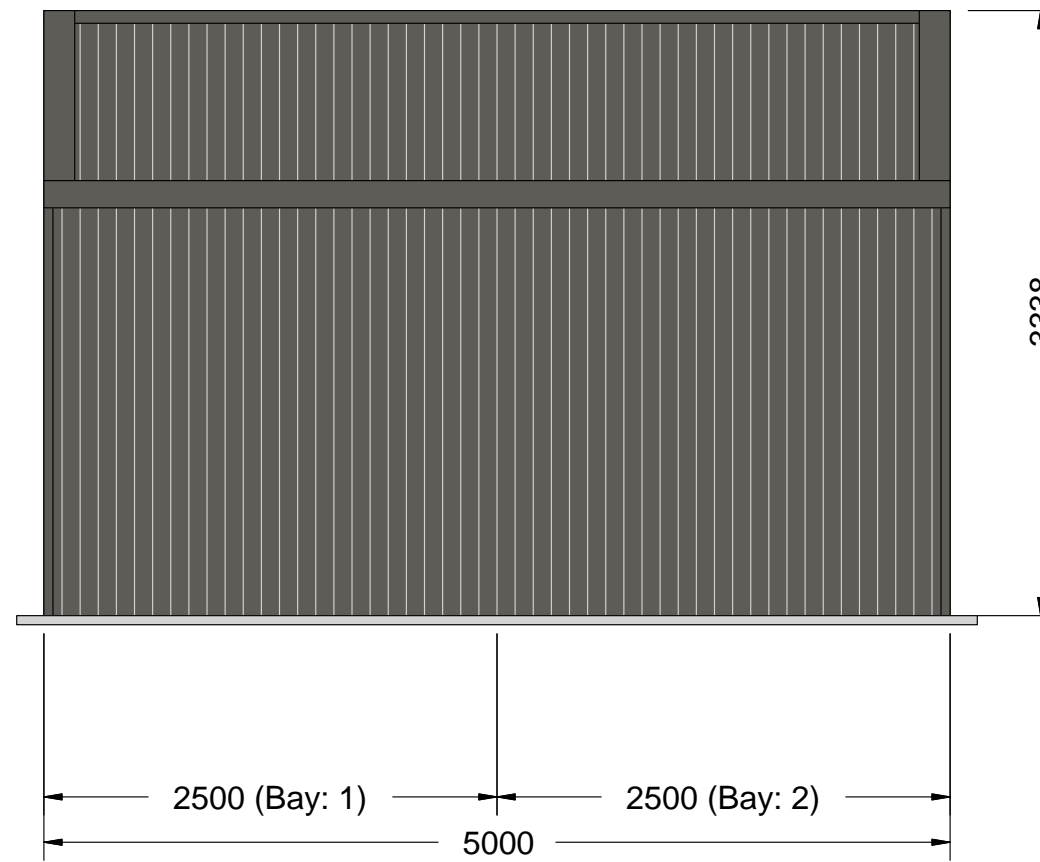
FRONT ELEVATION



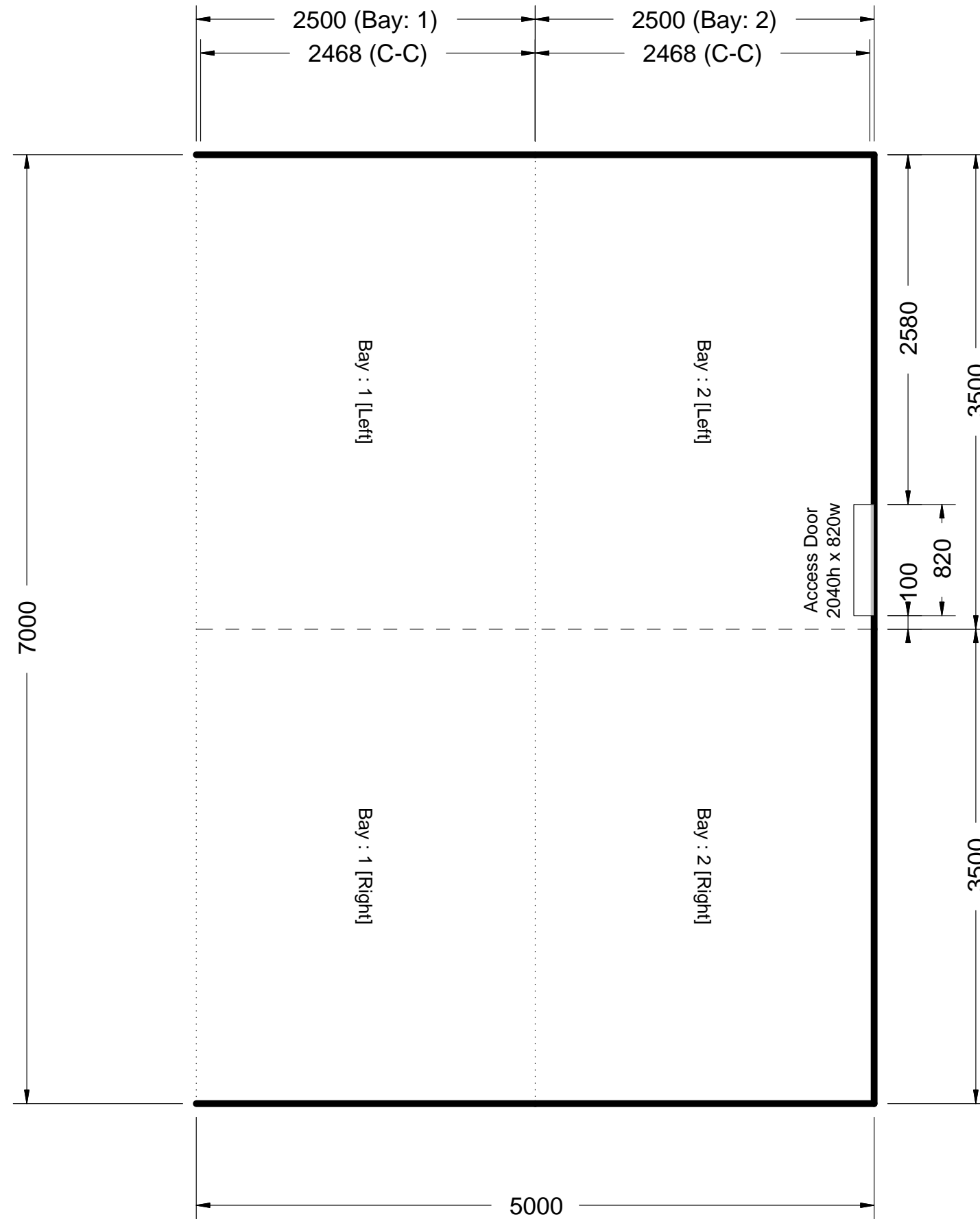
REAR ELEVATION



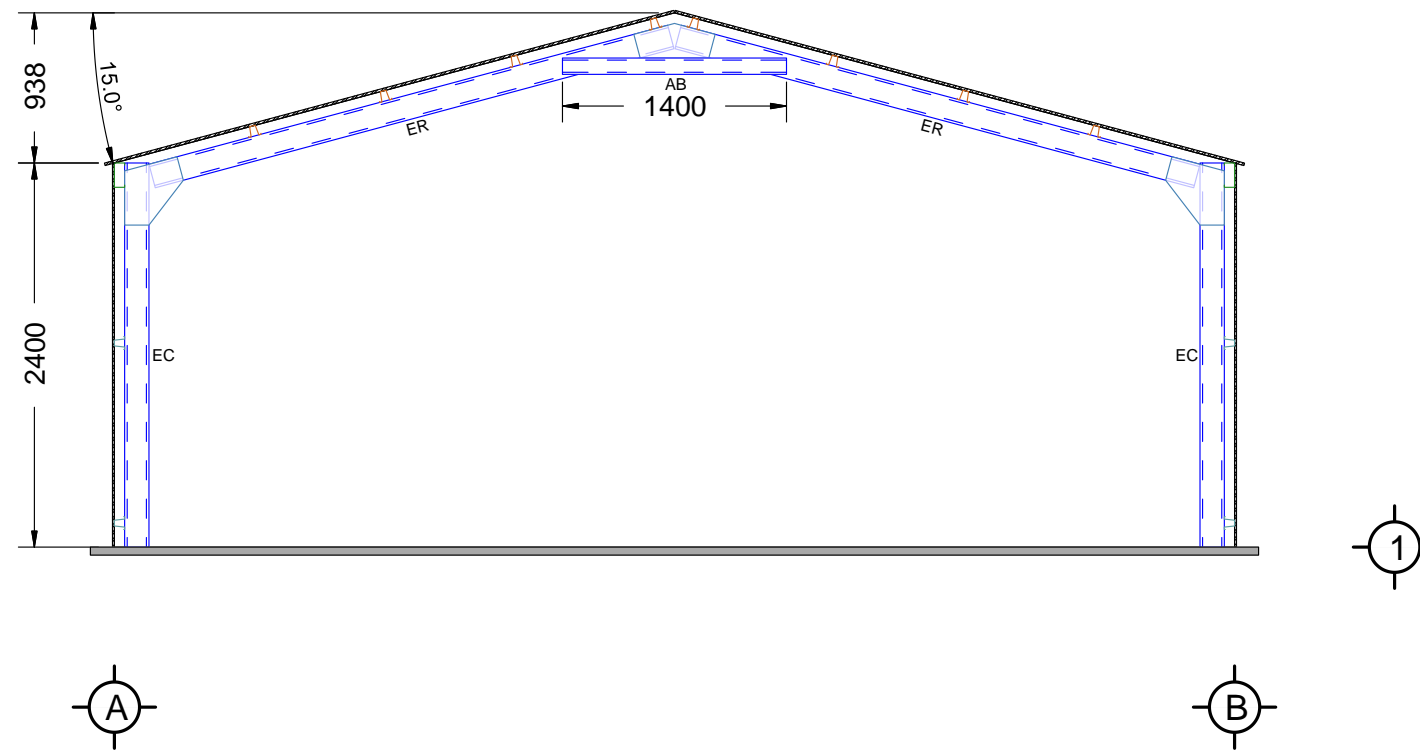
LEFT ELEVATION



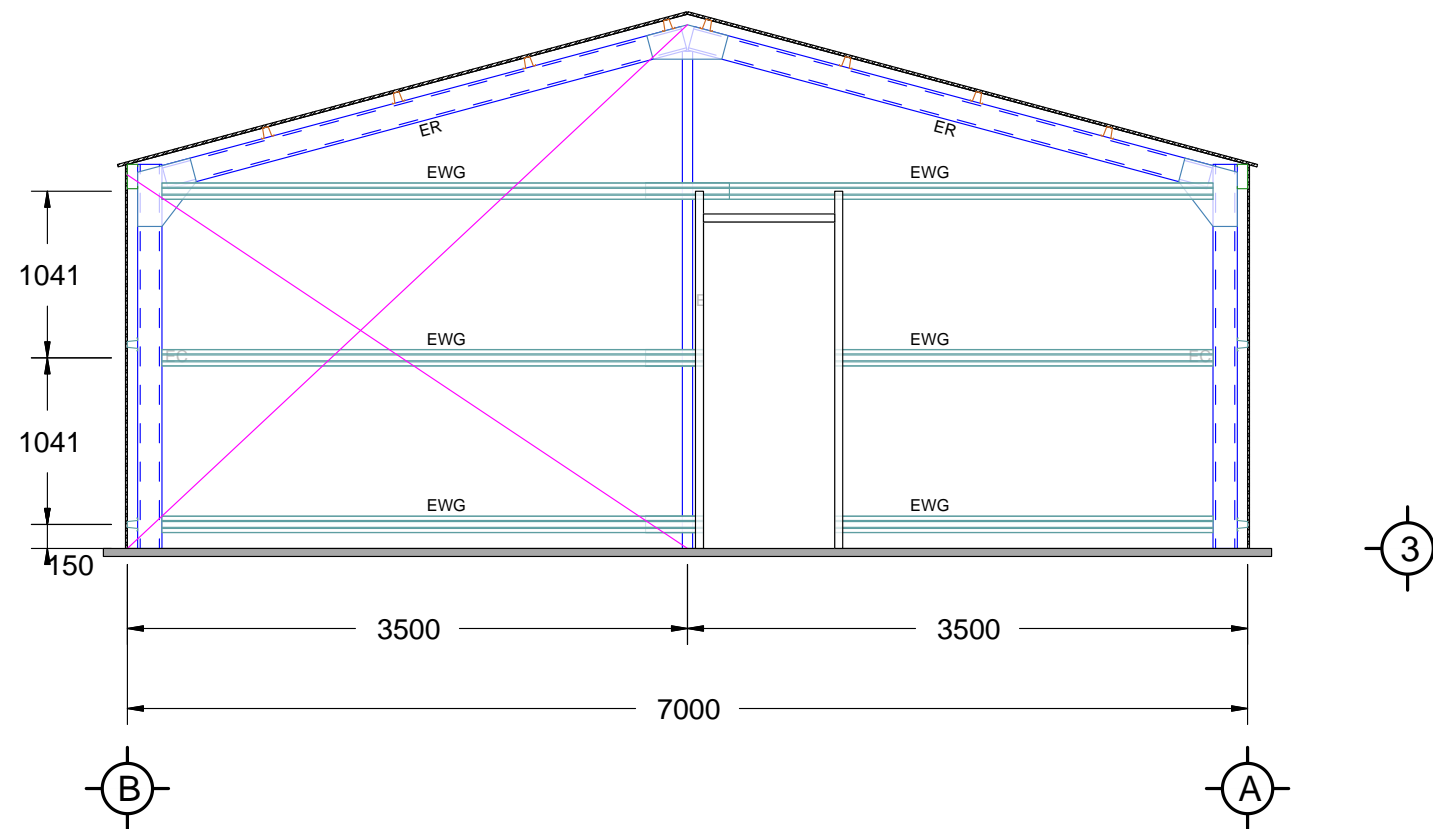
RIGHT ELEVATION



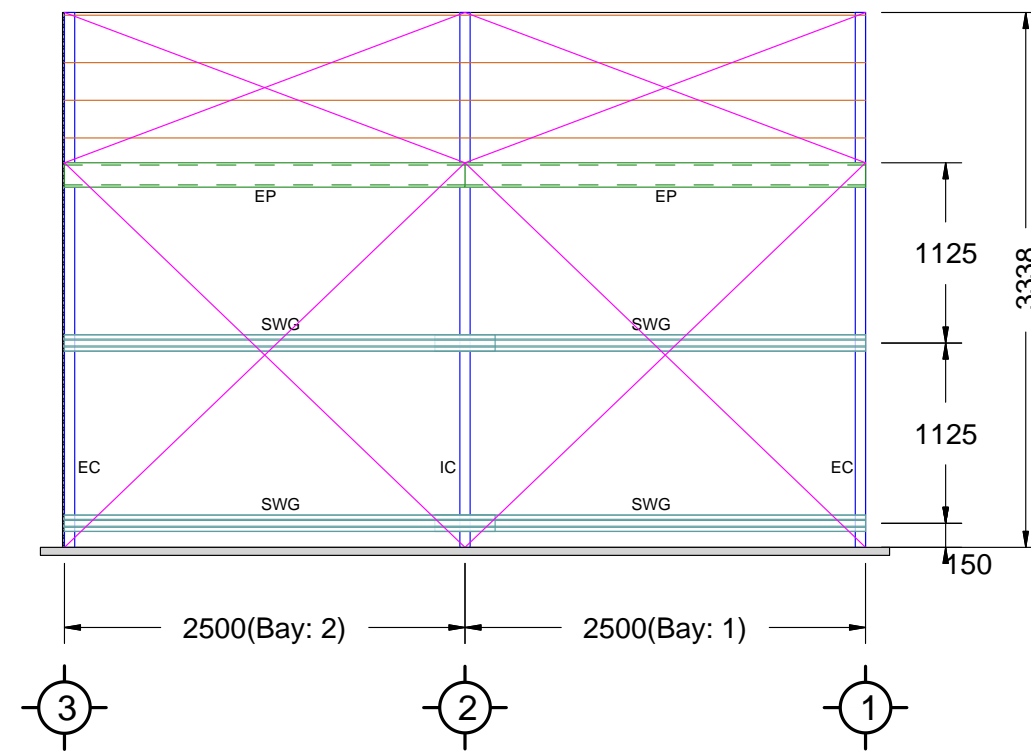
PLAN ELEVATION



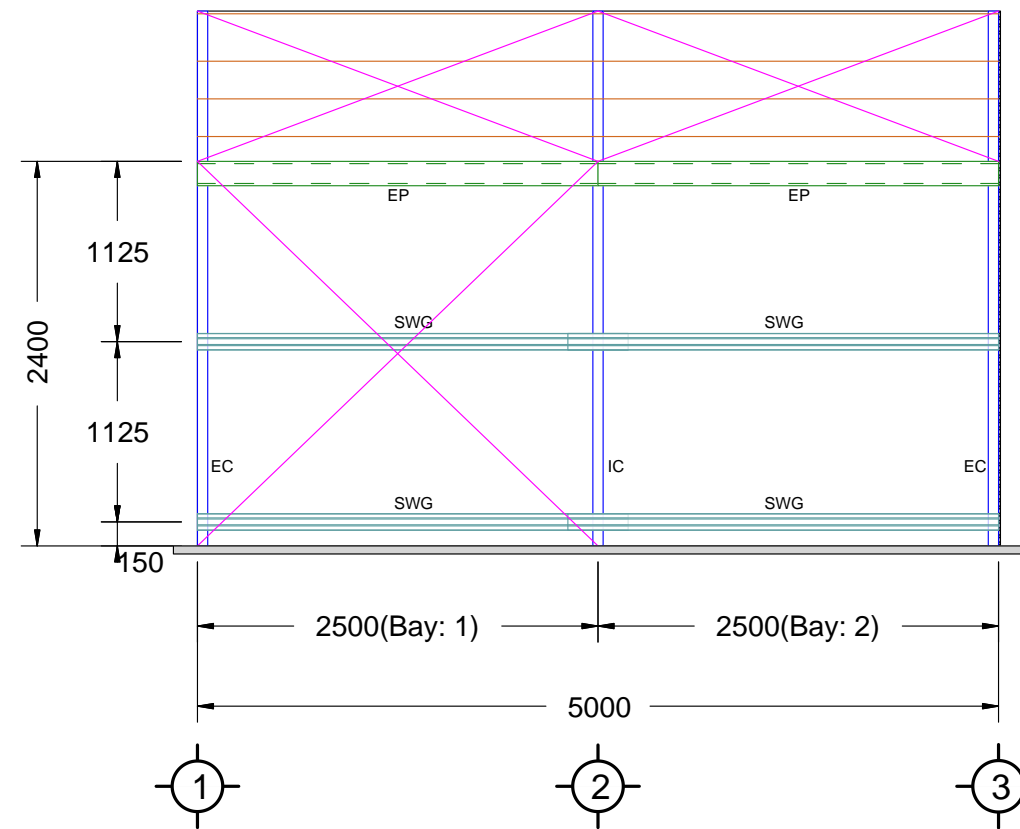
FRONT ELEVATION



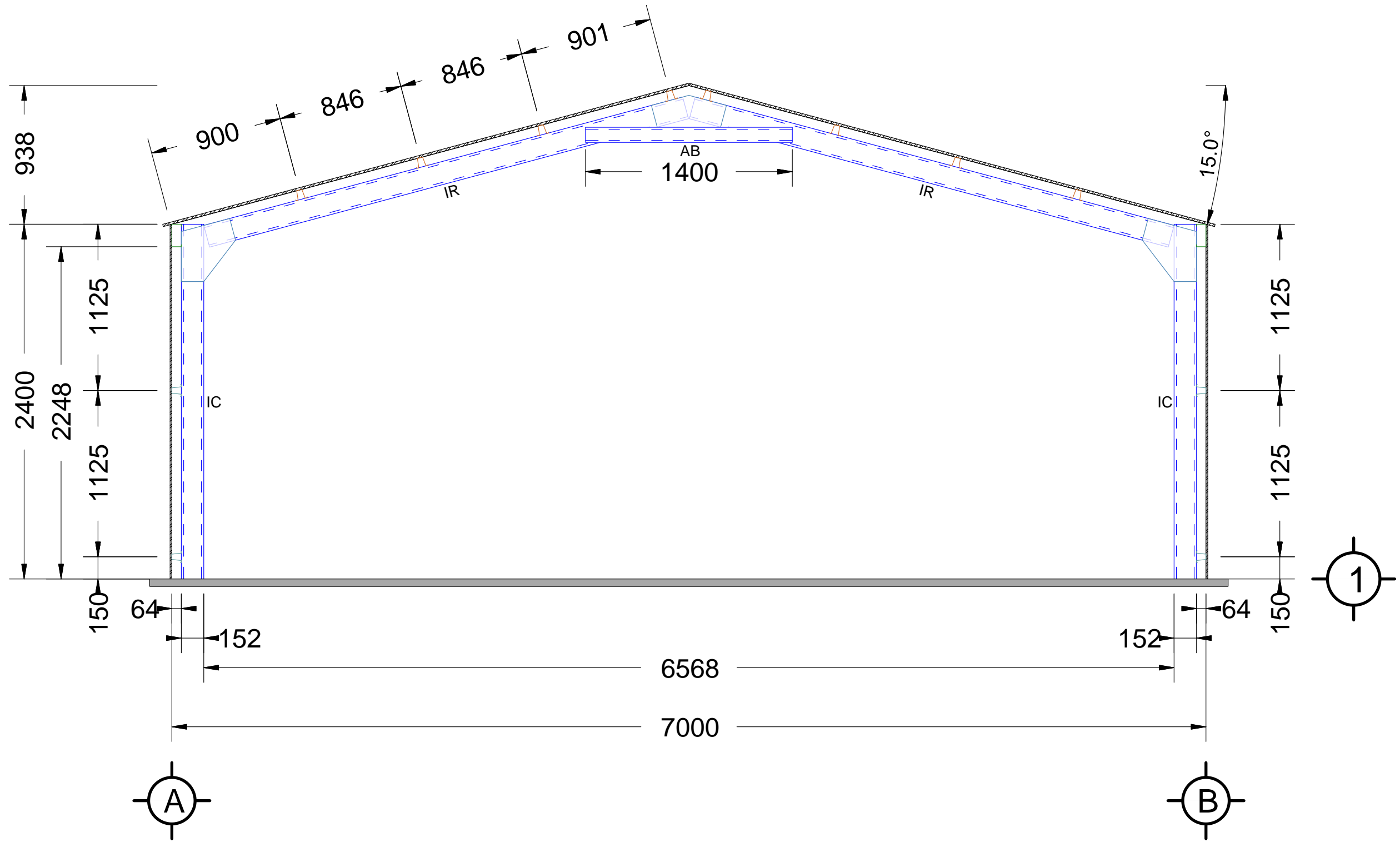
REAR ELEVATION



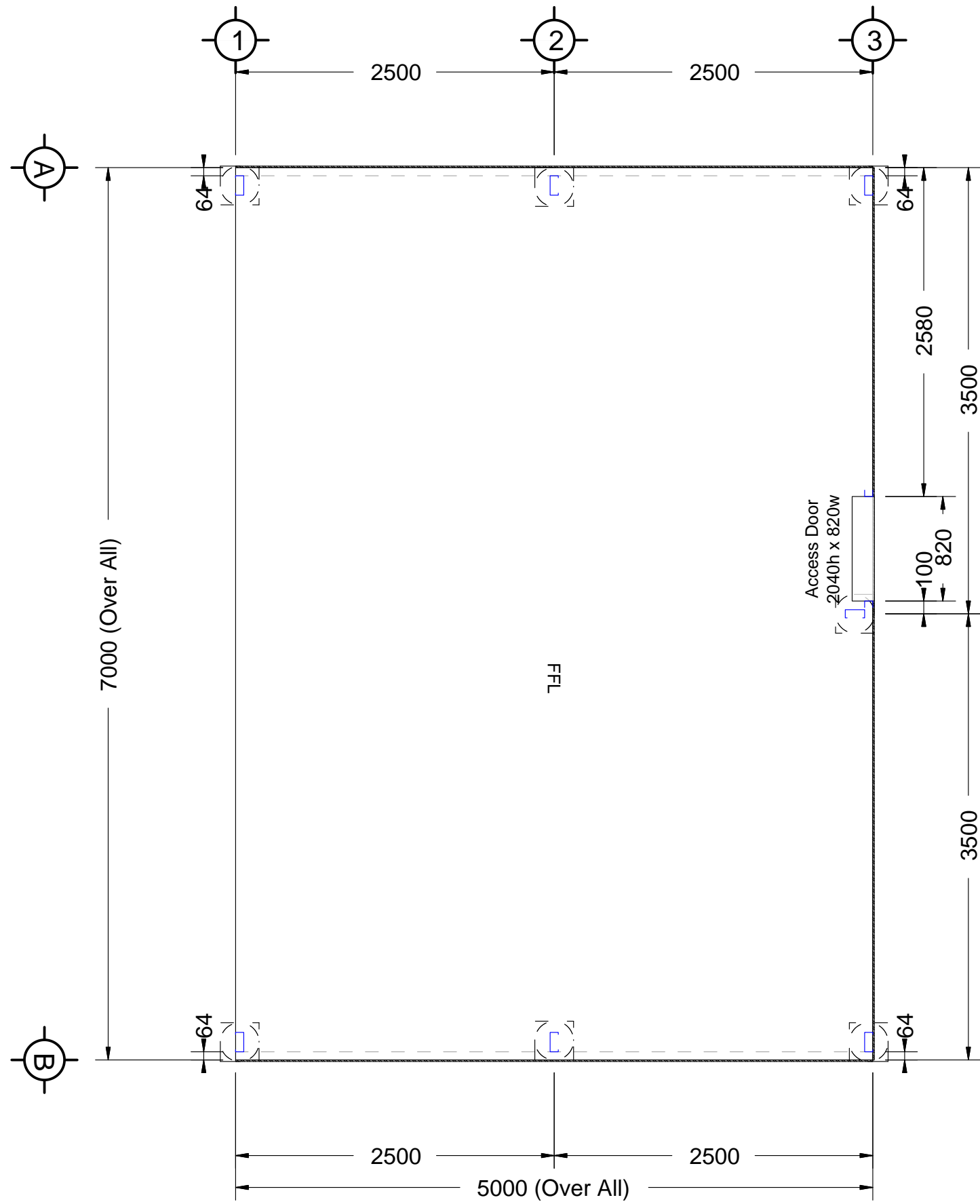
LEFT ELEVATION



RIGHT ELEVATION



INTERMEDIATE ELEVATION

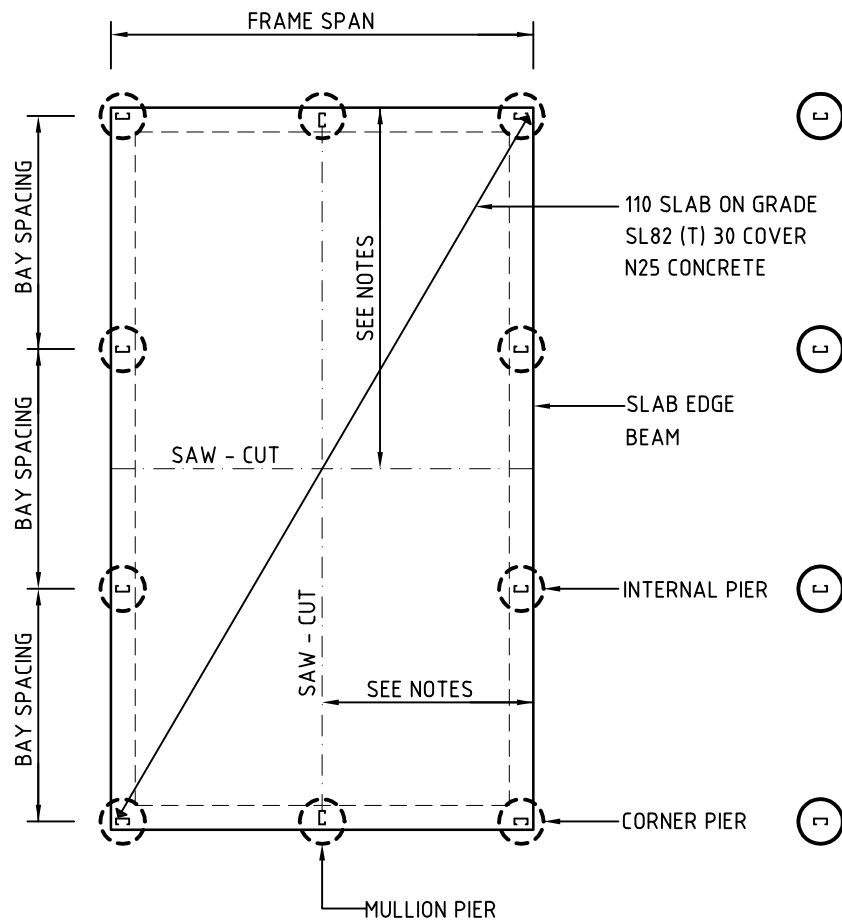


FLOOR PLAN

FOUNDATION SPECIFICATION FOR ALL CONCRETE PIERS	
FRAME SPAN MAX C/C	PIER SIZE
4500	450 dia x 500d
6000	450 dia x 600d
7500	450 dia x 750d

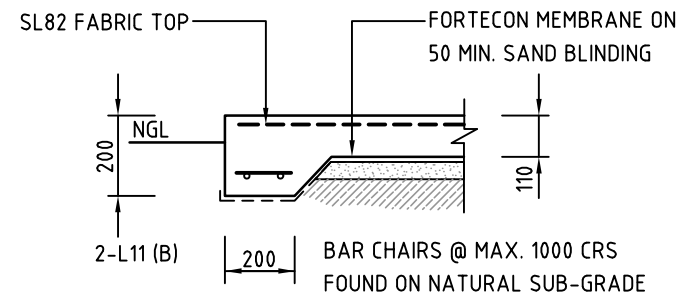
NOTE: STRIP SITE OF TOPSOIL VEGETATION MIN. 100 ROOT BALLS AND SOFT AREAS TO APPROVAL BEFORE PLACING ANY FILL BELOW SLAB ALL CONCRETE EDGE BEAMS MUST BE FOUNDED ON FIRM NATURAL SUB-GRADE. DEEPEN EDGE BEAMS AS REQUIRED

FOR SITE CLASSIFICATION A, S & M
OTHER SITE CLASSES BY OTHERS

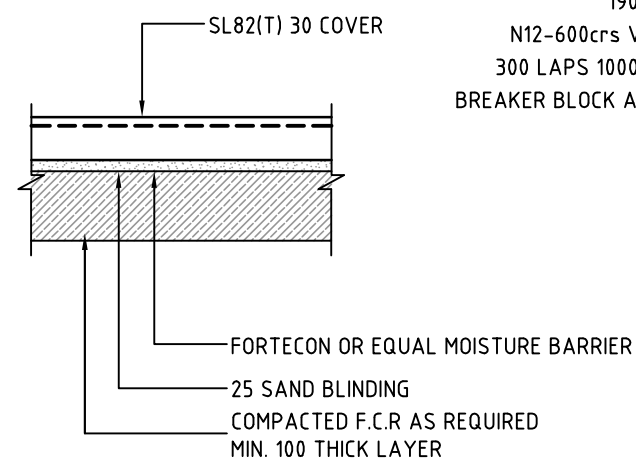


TYPICAL SLAB & PIER LAYOUT

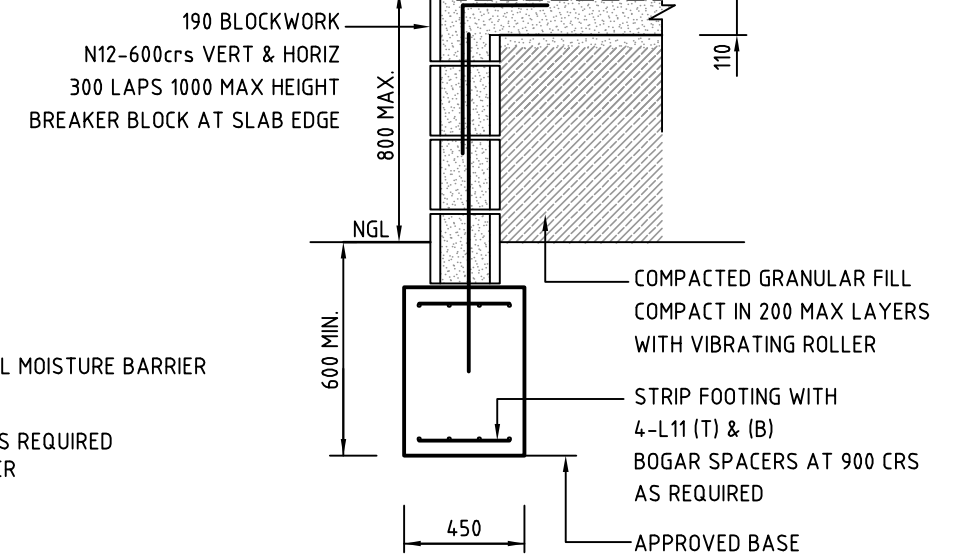
NOTES:
SLAB DESIGN FOR CLASS A, S & M TO AS 2870
TYPICALLY N25 CONCRETE 30mm COVER TO REO
LAP REO MIN. 225mm SUPPORT ON BAR CHAIRS AT 1000 MAX CRS
POUR PIER FOOTINGS INTEGRAL WITH SLAB
DO NOT PLACE INFILL CONCRETE SLAB AGAINST WALL SHEETING
PROVIDE 25mm POLYSTYRENE SHEET AS BARRIER



SLAB EDGE BEAM



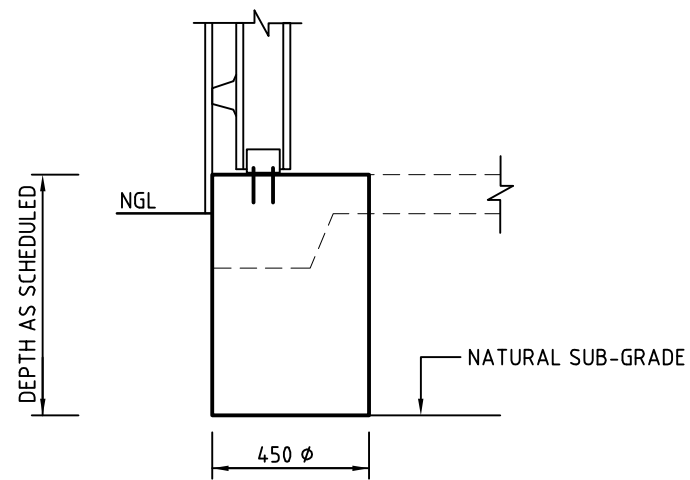
UNDER SLAB PREP



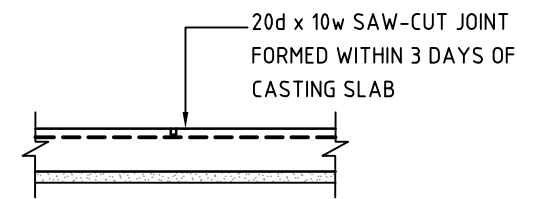
RETAINING WALL DETAILS

HEIGHT > 500mm HEIGHT < 1000mm

SKILLION PIER FOUNDATION WHERE REQUIRED (OPTIONAL)
NOTE: REFER SITE SPECIFICATION & ELEVATION DRAWINGS

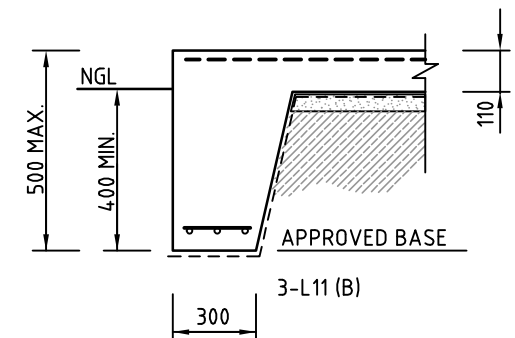


PIER/SLAB DETAIL



SLAB SAW-CUT DETAIL

WHERE SLAB O/A LENGTH > 9.0m
PLACE SAW CUTS AT NO MORE THAN 6m INTERVALS



RETAINING WALL DETAILS

HEIGHT < 500mm

NOTE: REFER RAINBOW BUILDING SOLUTIONS SPECIFICATIONS FOR SITE SPECIFIC INFORMATION & STRUCTURAL CERTIFICATION

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CONSULTING ENGINEERS
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phone: 6228 2225 fax: 6228 2235
mobile: 0418 232 811
email: edellas@bigpond.com
GPO Box 1805 Hobart 7001

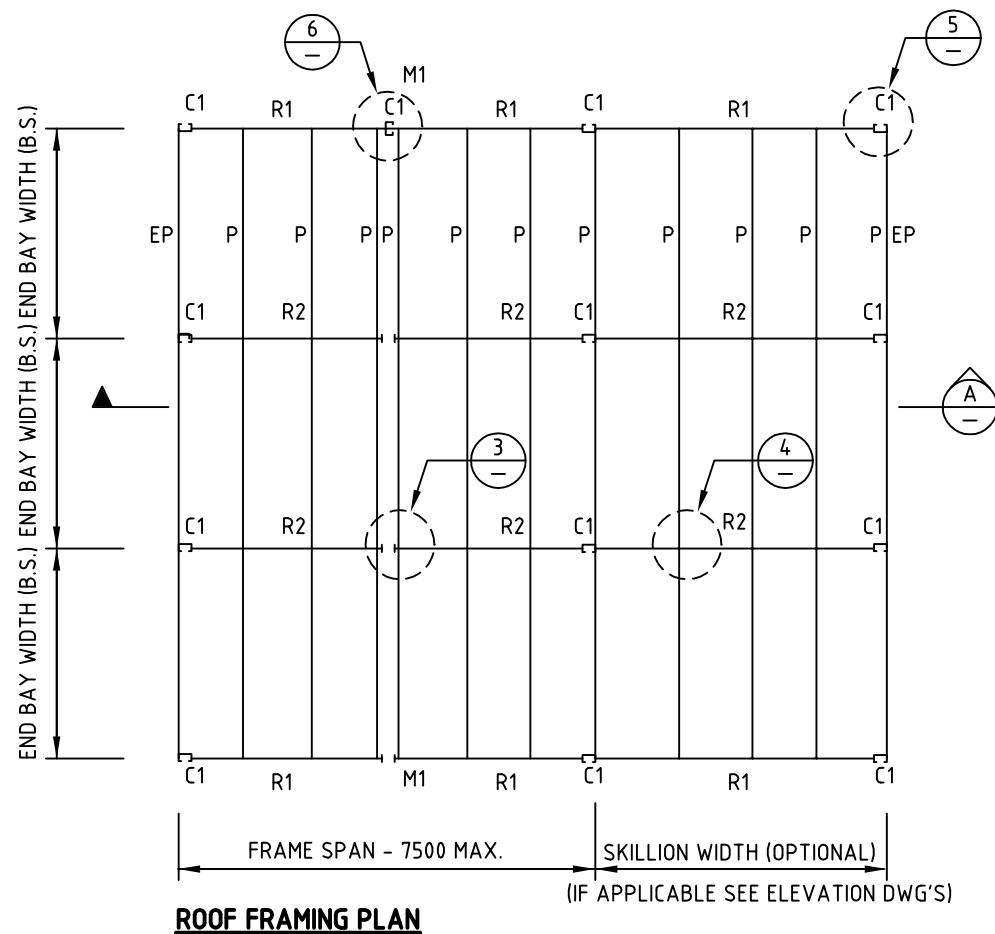
Project Title:
**RAINBOW BUILDING SOLUTIONS
SHED CONSTRUCTION DETAILS
MAX. 7.5m WIDE SHED CONSTRUCTION
FOOTING/SLAB DETAILS - CLASS 10A
STRUCTURES ONLY**

Designed by: E.D. ED Accreditation Number: CC164C Date: June '15

Scale:
N.T.S

Job No.
RAINB-7.5

Drawing No. Rev.
S1 0

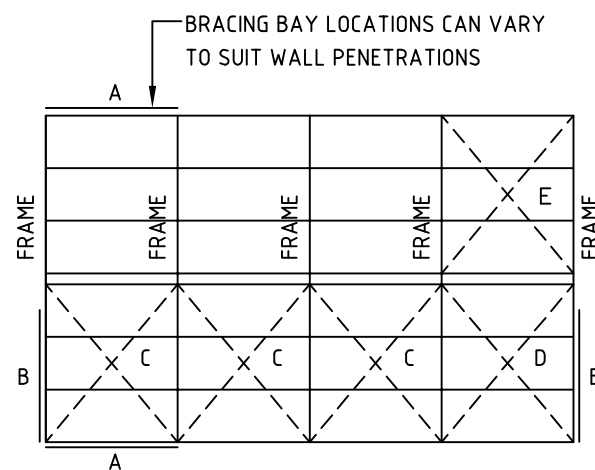


NOTE : REFER RAINBOW BUILDING SOLUTIONS SPECIFICATIONS FOR SITE SPECIFIC INFORMATION & STRUCTURAL CERTIFICATION

ROOF & WALL SHEETING MAX. SPAN TABLES			
CLADDING	LOCATION	END SPAN	INT SPAN
CORRUGATED 0.42 BMT	ROOF	900	1200
CORRUGATED 0.42 BMT	WALL	1200	1500
K-PANEL 0.42 BMT	WALL	1200	1500
MONOCLAD 0.42 BMT	ROOF	900	1200
MONOCLAD 0.42 BMT	WALL	1200	1500

RBS CONSTRUCTION NOTES:

- NOTES:
1. REFER RAINBOW BUILDING SPECIFICATIONS FOR SITE SPECIFIC INFORMATION
 2. END WALL CLADDING CAN BE DELETED TO ENABLE OPEN END BAYS
 3. WALL CLADDING CAN BE DELETED ONE FULL SIDE PROVIDE MIN. 1 BRACED BAY EACH SIDE
 4. WHERE 2 OR MORE BAYS OPEN SIDED & COLUMNS > 3.0m IN HEIGHT PROVIDE BACK TO BACK COLUMNS

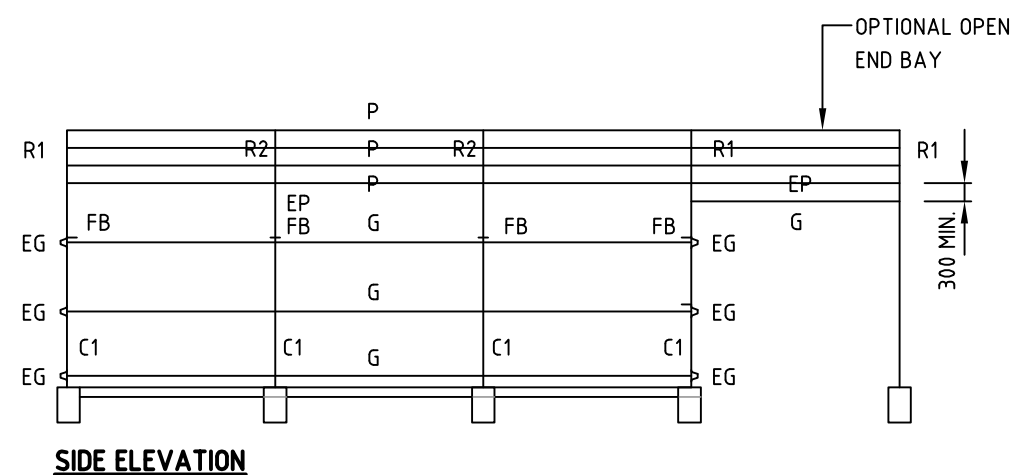
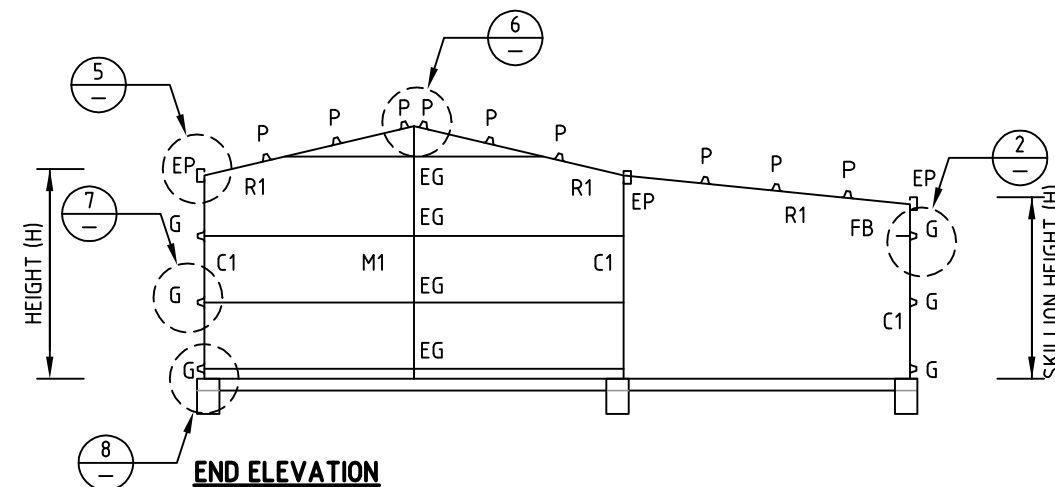
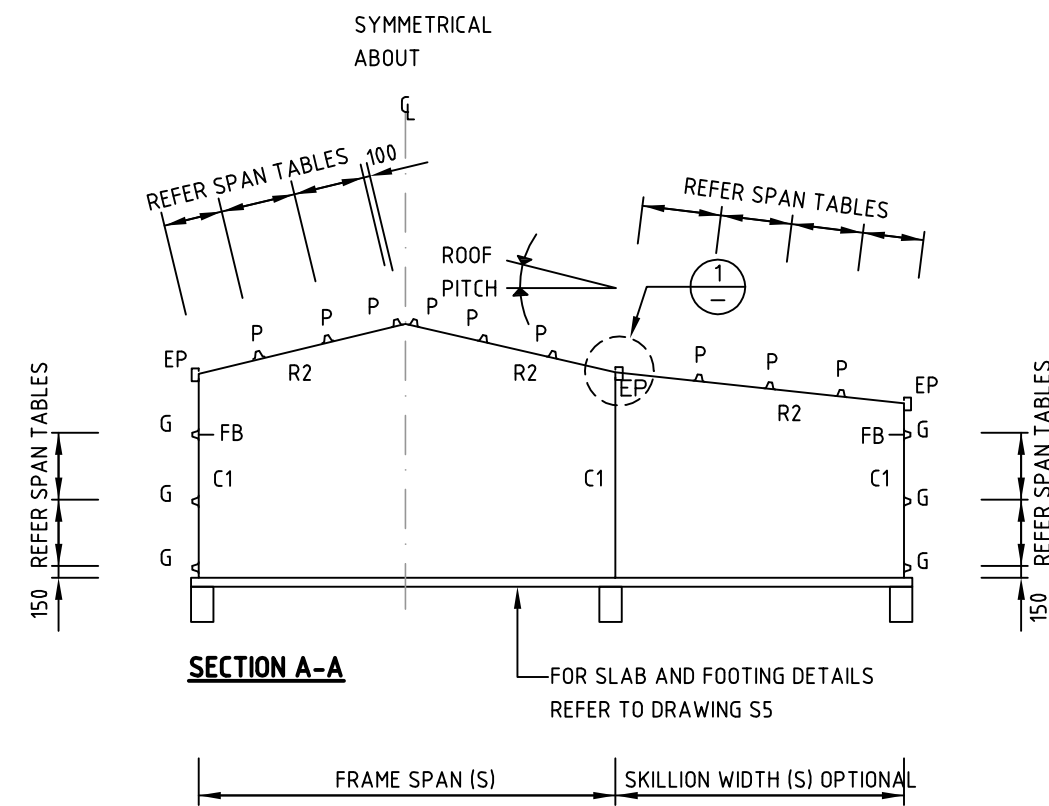


ROOF & WALL BRACING SCHEDULE

ALL BRACING 32 X 1.2 G500 GI STRAP 2 - 14-20 X 22 TEK SCREWS EACH END TO FRAMES WITH TENSIONER FIX TO EXTERNAL FACE OF COLUMNS & RAFTERS

MAX SPAN	6m	7.5m
BAY SIZE crs > 4.0m	B,C,D	B,C,D
LENGTH > 4 BAYS	A,B,C,D,E	A,B,C,D,E
HEIGHT > 3.0m	B,C,D	B,C,D

FRAMES UP TO 7.5M SPAN WITHIN THESE PARAMETERS REQUIRE NO BRACING



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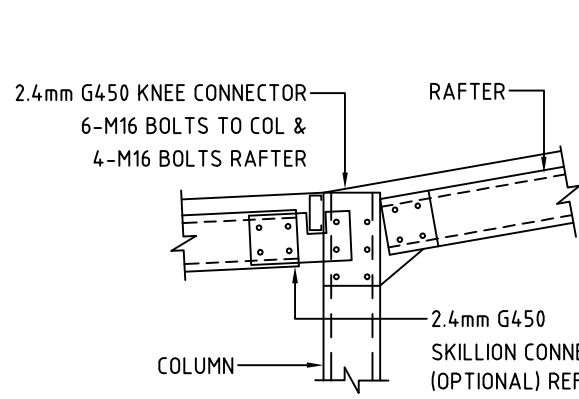
Project Title:
RAINBOW BUILDING SOLUTIONS
STEEL FRAME BUILDINGS
MAX. 7.5m WIDE SHED CONSTRUCTION
TYPICAL WALL FRAMING &
ROOF FRAMING DETAILS

Designed by: E.D. ED Accreditation Number: CC164C Date: June '15

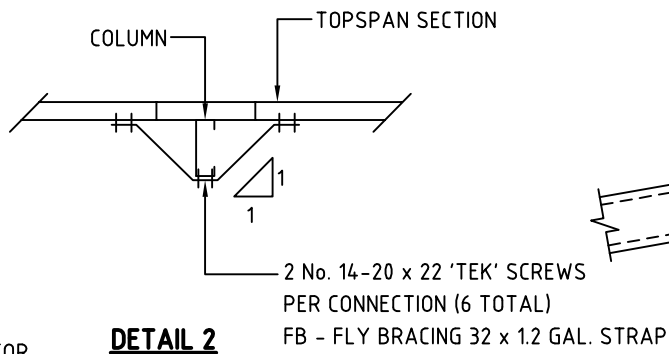
Scale:
N.T.S

Job No.
RAINB - 7.5

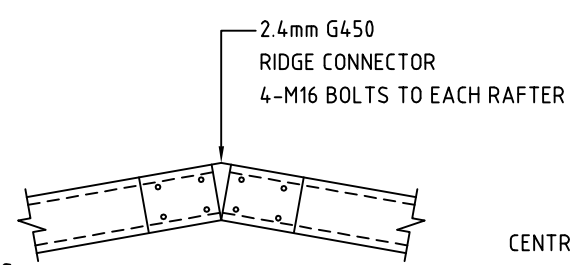
Drawing No. Rev.
S2 0



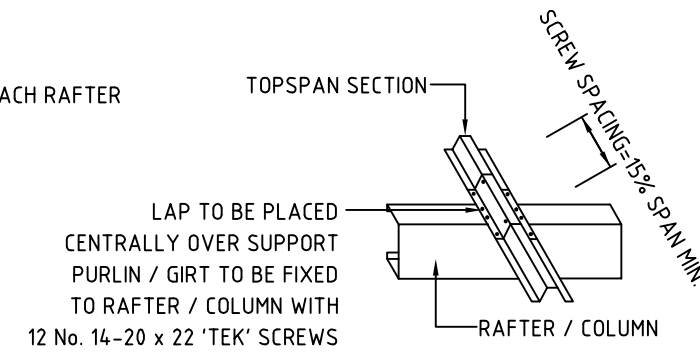
DETAIL 1
KNEE CONNECTION DETAIL



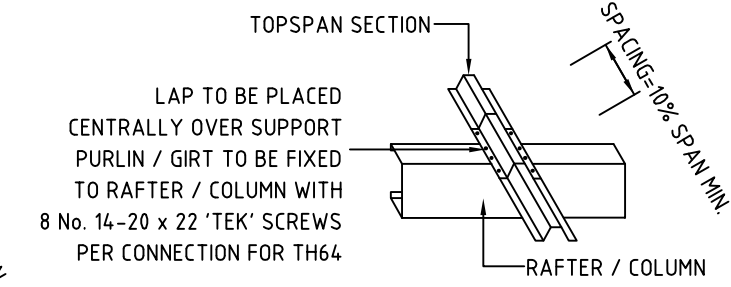
DETAIL 2
FLY BRACE COLUMNS
AT MID-SPAN
WHERE COLUMN HEIGHT > 4000



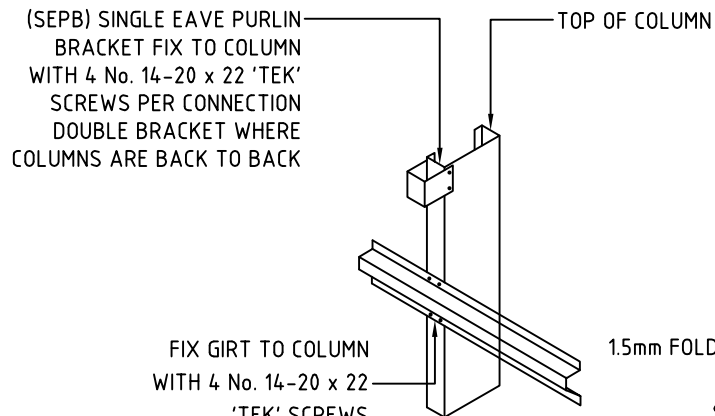
DETAIL 3
RIDGE CONNECTION DETAIL



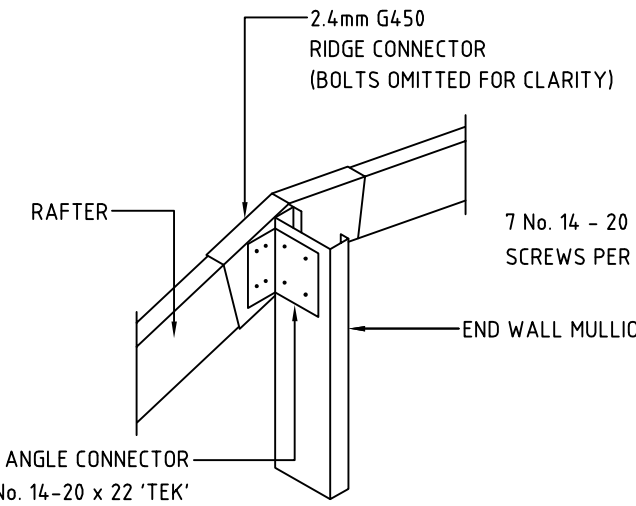
DETAIL 4 - TH120
GIRT & PURLIN OVERLAP
(OVER SUPPORTS ONLY)



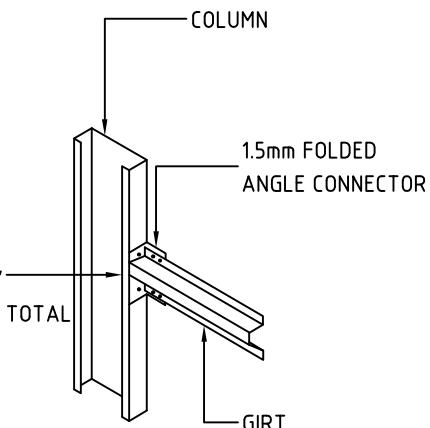
DETAIL 4 - TH64
GIRT & PURLIN OVERLAP
(OVER SUPPORTS ONLY)



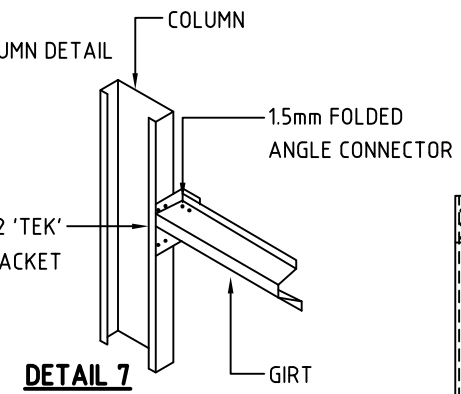
DETAIL 5
SINGLE EAVE PURLIN BRACKET



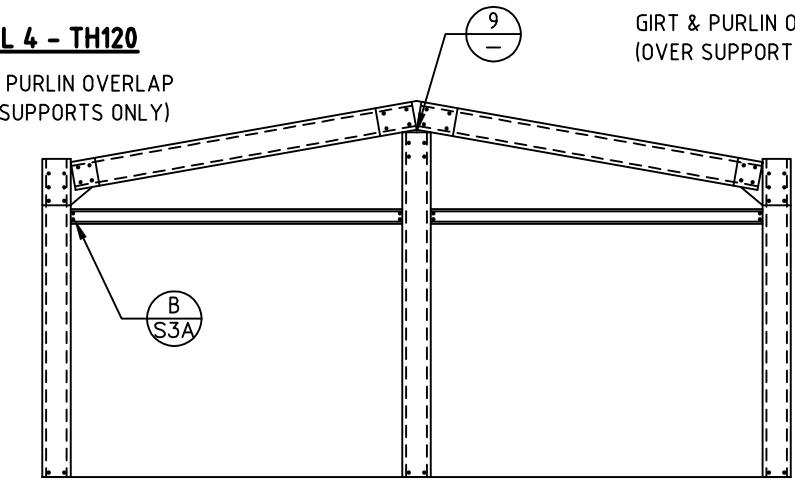
DETAIL 6
END WALL MULLION FIXING ANGLE



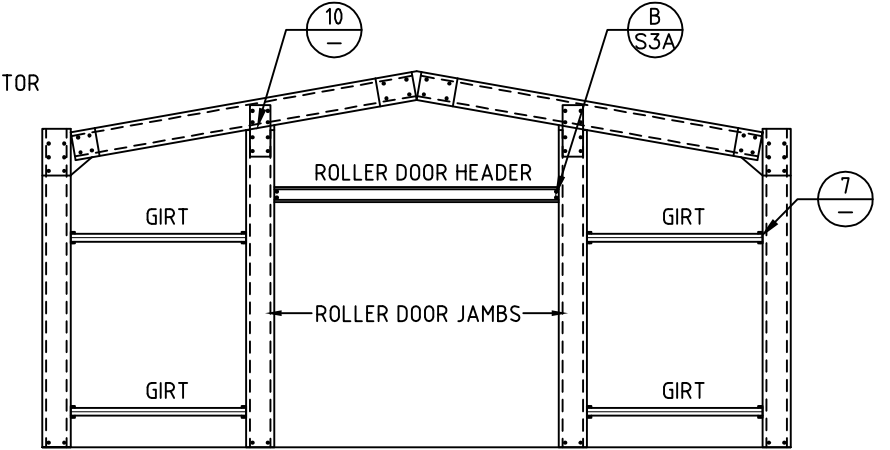
DETAIL 7
GIRT TO CORNER COLUMN DETAIL
(64mm TOP HATS)



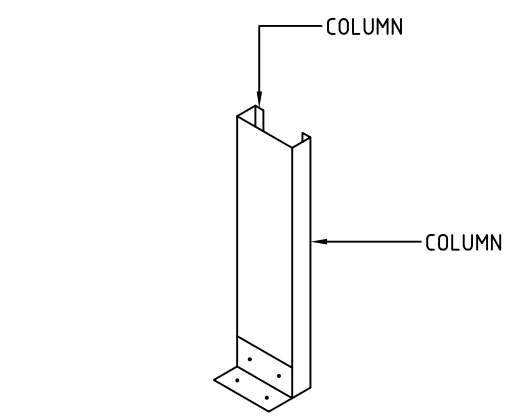
DETAIL 7
GIRT TO CORNER COLUMN DETAIL
(120mm TOP HATS)



2 ROLLER DOORS IN GABLE END WALL
GENERAL ARRANGEMENTS (VIEWED FROM INSIDE BUILDING)



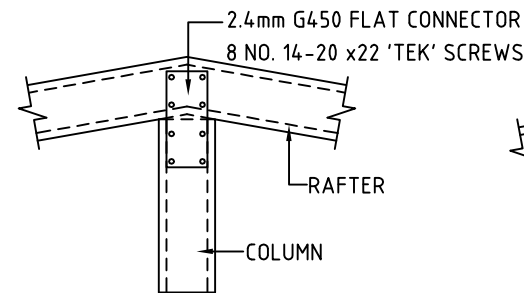
ROLLER DOOR IN GABLE END WALL
GENERAL ARRANGEMENTS (VIEWED FROM INSIDE BUILDING)



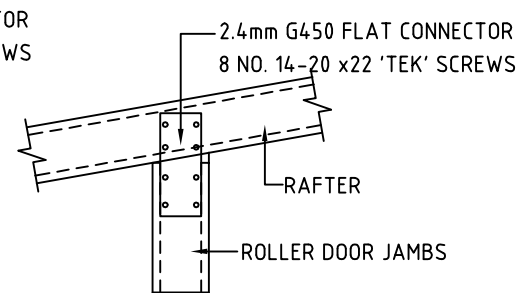
DETAIL 8
3mm G450 BASE CLEAT

FRAME / SLAB / PIER FIXING	BOLT TO COLUMN	
C100 FRAME	2-M12100 DYNABOLTS	2-M12x30 PURLIN BOLT, NUT & WASHER
C150 FRAME	2-M12100 DYNABOLTS	2-M16x30 PURLIN BOLT, NUT & WASHER
C200 FRAME	2-M16100 TRUBOLTS	2-M16x30 PURLIN BOLT, NUT & WASHER
C250 FRAME	2-M20160 TRUBOLTS	2-M16x40 (GR 8.8) HIGH TENSILE PURLIN BOLT, NUT & WASHER
C300 FRAME	3-M20160 TRUBOLTS	3-M16x40 (GR 8.8) HIGH TENSILE PURLIN BOLT, NUT & WASHER

NOTE: REFER RAINBOW BUILDING SOLUTIONS SPECIFICATIONS FOR SITE SPECIFIC INFORMATION & STRUCTURAL CERTIFICATION



DETAIL 9
COLUMN TO RAFTER CONNECTION (TYPICAL)
BOLTS & BRACKET OMITTED FOR CLARITY



DETAIL 10
DOOR JAMB TO RAFTER CONNECTION (TYPICAL)

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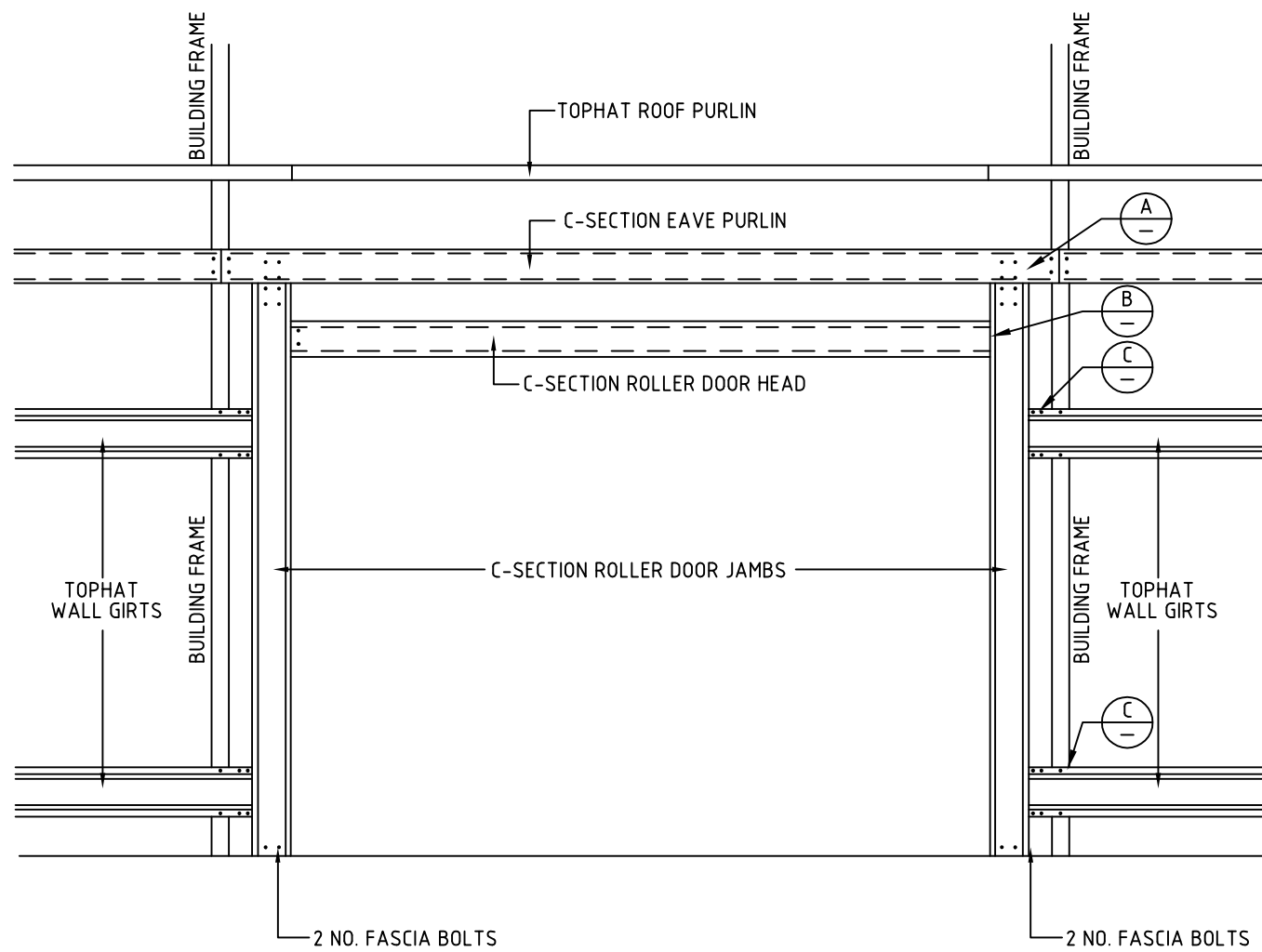
Project Title:
**RAINBOW BUILDING SOLUTIONS
SHED CONSTRUCTION DETAILS
MAX. 7.5m WIDE SHED CONSTRUCTION
STEEL CONNECTION DETAILS SHEET 1**

Designed by: E.D. ED Accreditation Number: CC164C Date: June '15

Scale:
N.T.S.

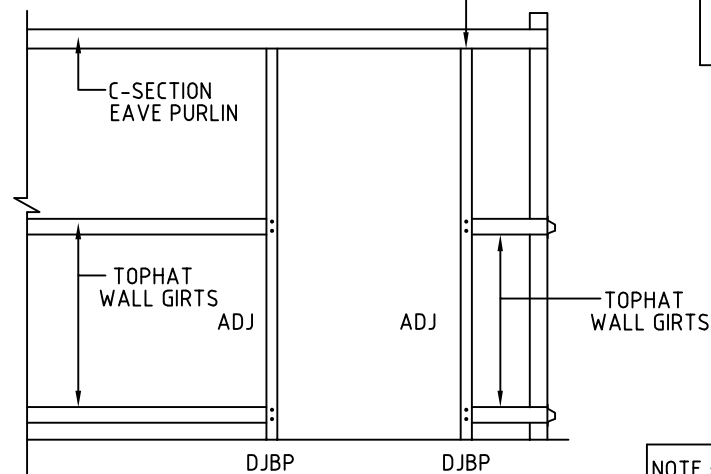
Job No.
RAINB - 7.5

Drawing No. Rev.
S3 0



ROLLER DOOR SIDE (GUTTER) WALL DETAIL

MITRE CUT FOLD 50mm OF WINDOW JAMB FOR CONNECTION TO EAVE PURLIN
2 NO. 14-20x20 'TEKS' SCREWS PER CONNECTION



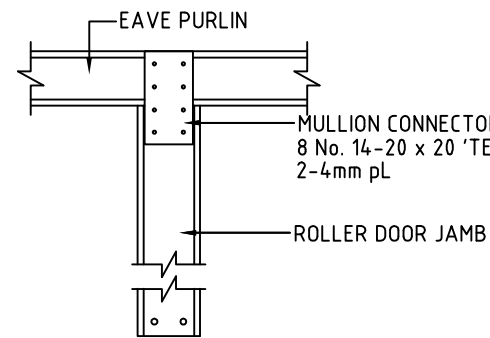
PERSONAL ACCESS DOOR DETAIL

- ACCESS DOOR KIT COMPRISES
- 2 NO. ACCESS DOOR JAMBS (ADJ)
 - BASE PLATE DJBP 2 NO. M12 x 70 DYNABOLTS
 - 2 NO. 50mm ANGLE CONNECTORS
 - 32 NO. 14-20x20 'TEKS' SCREWS
 - 2 NO. DYNABOLTS PER PA DOOR HEX HEAD -(Z)
 - 1 NO. ACCESS DOOR AND DOOR HARDWARE
 - DOOR HEAD FLASHING - 50x50 CORNER

- ROLLER DOOR KIT COMPRISES
- C150 ROLLER DOOR JAMBS
 - 2 NO. M16x30 FASCIA BOLTS
 - 2 NO. M12x100 DYNA BOLTS
 - C100 ROLLER DOOR JAMBS
 - 2 NO. M12x30 FASCIA BOLTS
 - 2 NO. M12x100 DYNA BOLTS

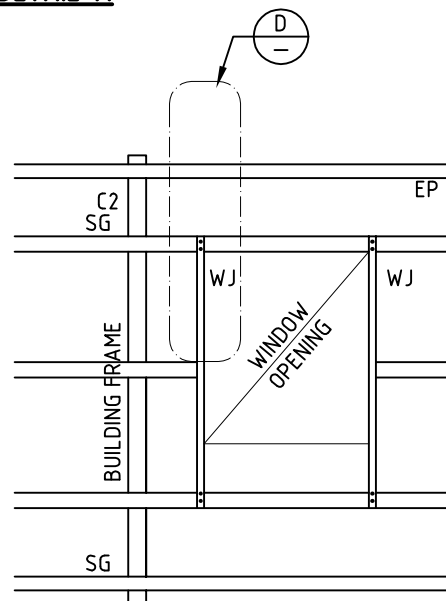
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**SIDE WALL R/DOOR JAMB DETAIL
DETAIL-A**

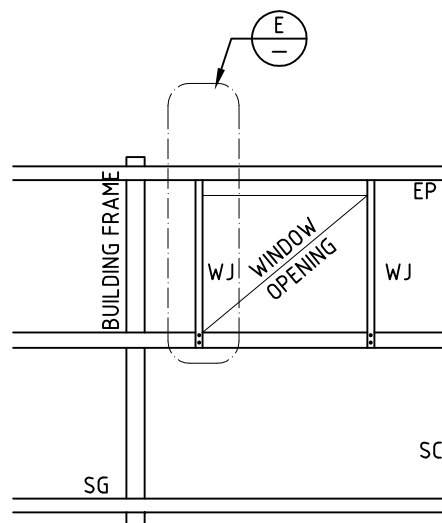
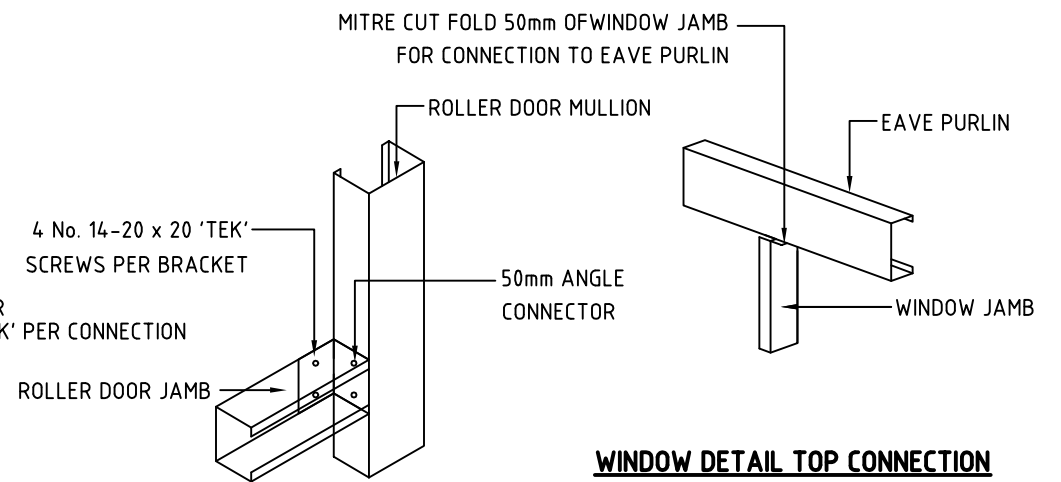


WINDOW DETAIL - OPTION 1

ALL CONNECTIONS TO BE 'TEKS' SCREWED USING 4 NO. 14-20x20 'TEKS' SCREWS PER CONNECTION



**ROLLER DOOR MULLION
DETAIL-B**



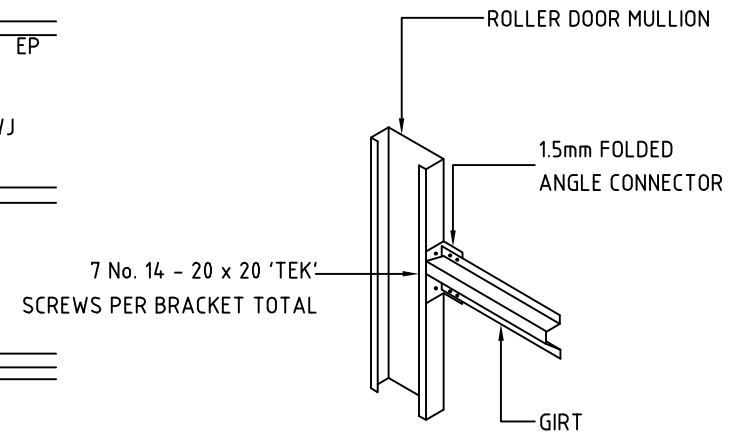
WINDOW DETAIL - OPTION 2

ALL CONNECTIONS TO BE 'TEKS' SCREWED USING 4 NO. 14-20x20 'TEKS' SCREWS PER CONNECTION

**WINDOW DETAIL TOP CONNECTION
DETAIL-E**

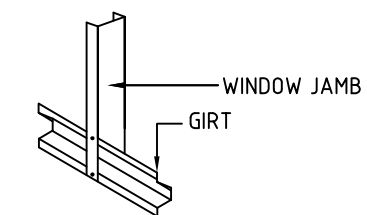
ALL CONNECTIONS TO BE 'TEKS' SCREWED USING 2 NO. 14-20x20 'TEKS' SCREWS PER CONNECTION

- WINDOW FRAME KIT COMPRISES
- 2 NO. WINDOW JAMBS (WJ)
 - 24 NO. 14-20x20 'TEKS' SCREWS
 - 1 NO. WINDOW & WINDOW HARDWARE



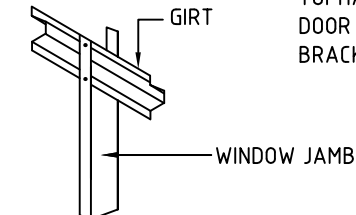
**ROLLER DOOR MULLION
DETAIL C**

TOPHAT WALL GIRT BUTTS INTO ROLLER DOOR MULLION USING 1.5mm END WALL GIRT BRACKET



**WINDOW DETAIL TOP CONNECTION
DETAIL-D**

ALL CONNECTIONS TO BE 'TEKS' SCREWED USING 2 NO. 14-20x20 'TEKS' SCREWS PER CONNECTION



**WINDOW DETAIL BOTTOM CONNECTION
DETAIL-D & E**

ALL CONNECTIONS TO BE 'TEKS' SCREWED USING 2 NO. 14-20x20 'TEKS' SCREWS PER CONNECTION

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Project Title:
**RAINBOW BUILDING SOLUTIONS
SHED CONSTRUCTION DETAILS
MAX. 7.5m WIDE SHED CONSTRUCTION
STEEL CONNECTION DETAILS SHEET 2**

Designed by: E.D. ED Accreditation Number: CC164C Date: June '15

Scale:
N.T.S

Job No.
RAINB - 7.5

Drawing No. Rev.
S3A 0

Subject:

Planning Permit Application – Carport and Associated Works

Dear Sir/Madam,

I am writing to support a planning permit application for the replacement of a carport and associated works at 41 Talbot St, Fingal

The proposal seeks approval for the construction of a freestanding carport to provide covered, off-street parking for two vehicles. The structure will formalise the existing parking arrangement, which is currently informal and exposed to weather, improving both functionality and safety for occupants. By providing dedicated off-street parking, the development will also reduce reliance on on-street parking in the immediate area.

The subject site has a primary frontage to 41 Talbot Street, with a secondary frontage to Champ Street. The proposed carport is located to address the Champ Street frontage. It is utilising the only existing crossover to the property. This siting ensures the development has minimal impact on the primary streetscape while utilising the secondary frontage for vehicle access and parking.

The carport is designed as a simple gable-roof structure as per the existing, with dimensions and scale appropriate to a residential outbuilding. External materials and finishes have been selected to integrate with the existing dwelling, including a colour scheme of Woodland Grey, which matches the trim and roof colour of the main residence. A reinforced concrete slab will connect to a proposed improvement at the crossover (separate works application) with an appropriately sized culvert at the boundary to maintain existing drainage.

In addition to providing covered parking, the carport will connect to a new boundary fence along the Champ Street frontage. Together, these elements will contribute to a more clearly defined boundary treatment and form part of an integrated approach to securing the property. This will improve privacy and safety by reducing informal access points and creating a more controlled and legible edge to the site.

The proposal will also improve the safety and integrity of the existing built form by replacing or rationalising elements that are no longer fit for purpose. The new structure will be constructed to current standards, providing a durable and low-maintenance outcome.

Stormwater from the proposed roof area will be collected and directed to the existing reticulated stormwater system from the main residence.

Overall, the proposal represents a modest and well-considered improvement that enhances residential amenity, supports safe and functional access, and is consistent with the intent of the Village Zone by maintaining a low-scale, unobtrusive built form that respects the established character of the area.

Thank you for your consideration of this application. Please do not hesitate to contact me should you require any further information.

Kind regards,
Claire Grubb

41 Talbot St Fingal

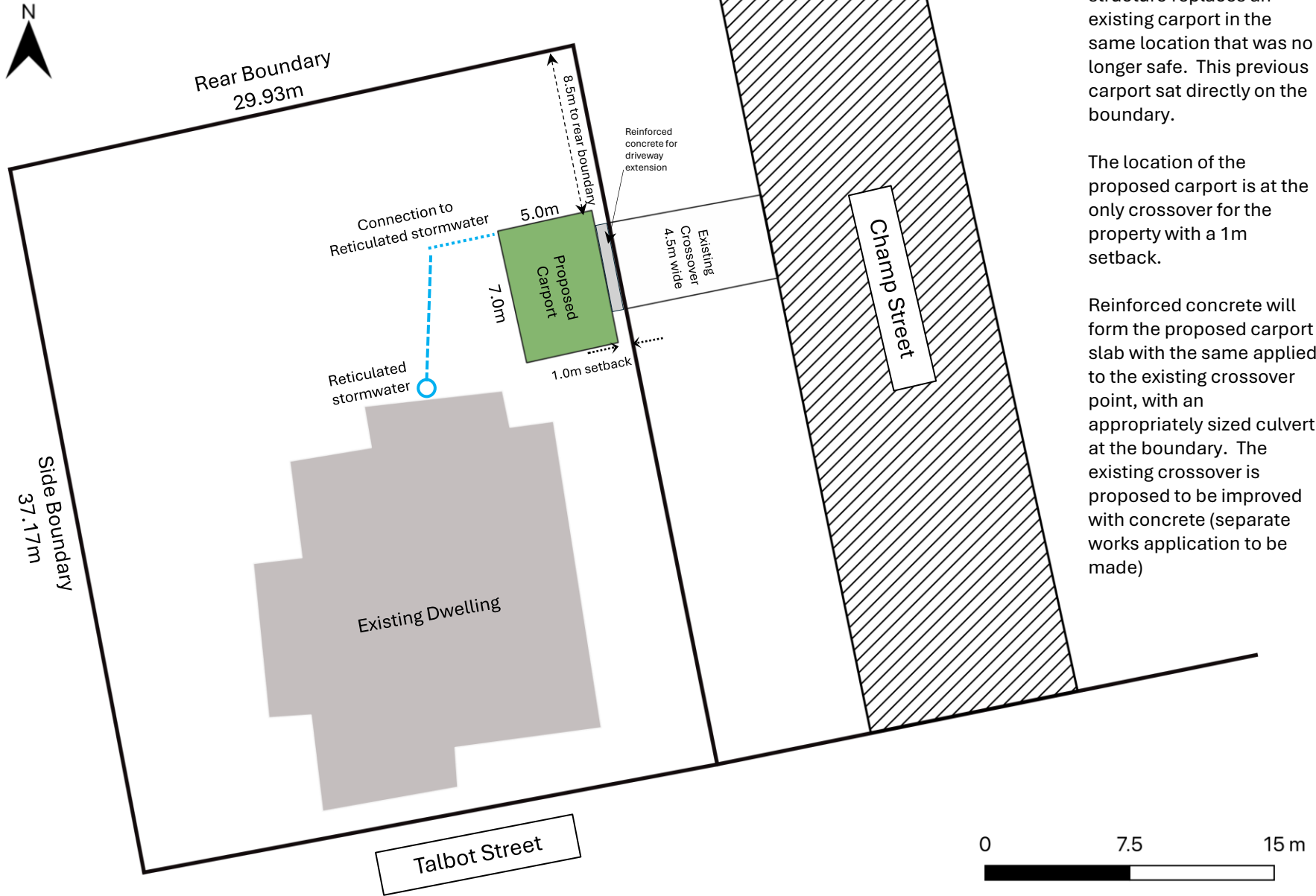
Carport replacement



Existing carport that was taken down due to structural instability.

Dimensions were 4m high, 4m wide and 5m deep – it was located directly at the boundary

This photo was taken from the driveway entry.



The proposed 5x7m structure replaces an existing carport in the same location that was no longer safe. This previous carport sat directly on the boundary.

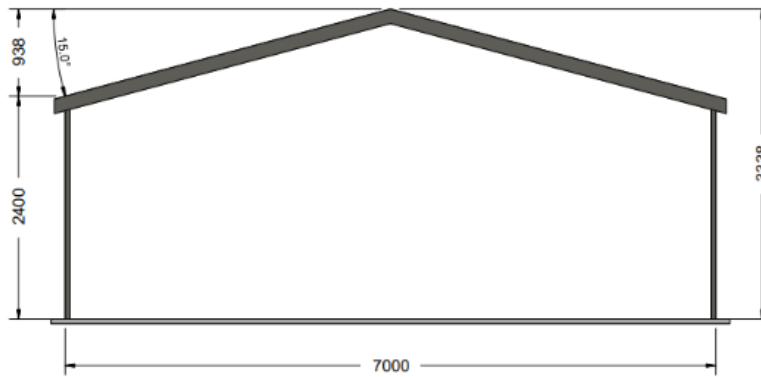
The location of the proposed carport is at the only crossover for the property with a 1m setback.

Reinforced concrete will form the proposed carport slab with the same applied to the existing crossover point, with an appropriately sized culvert at the boundary. The existing crossover is proposed to be improved with concrete (separate works application to be made)

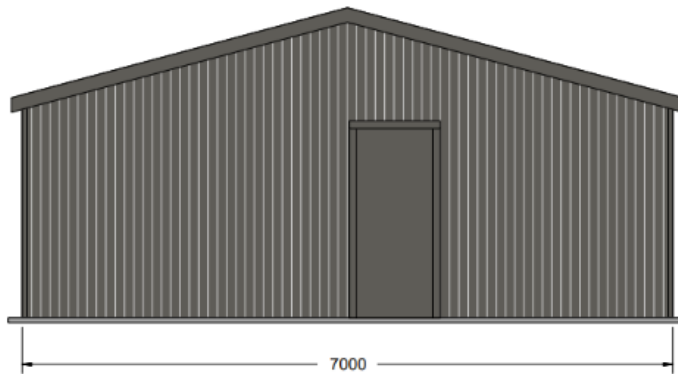
Replacement carport maintains the same function and general form as an open-sided, three-sided carport with a pitched roof. The colour matches the trim and roof of the main house.

The new structure is 7m x 5m with a reduced height of 3.3m. The replacement will be set back >1m from the boundary, reducing the visual impact.

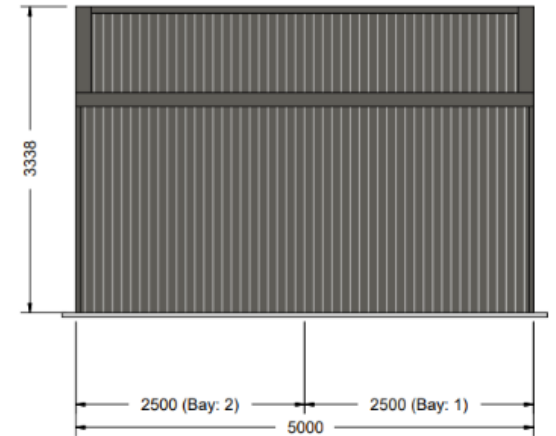
Engineering drawings from: Rainbow Building Solutions – refer to *GrubbClaire_7x5x2.4-Engineering RegA.pdf*



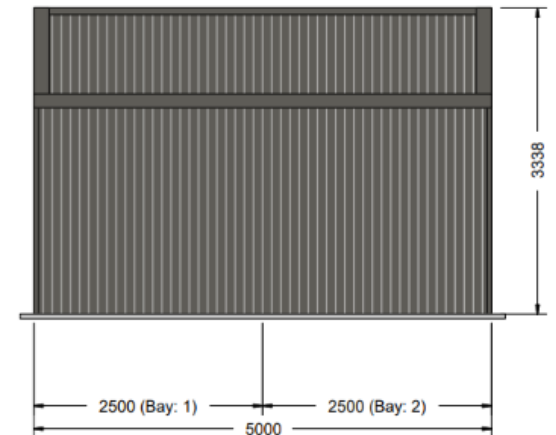
FRONT ELEVATION



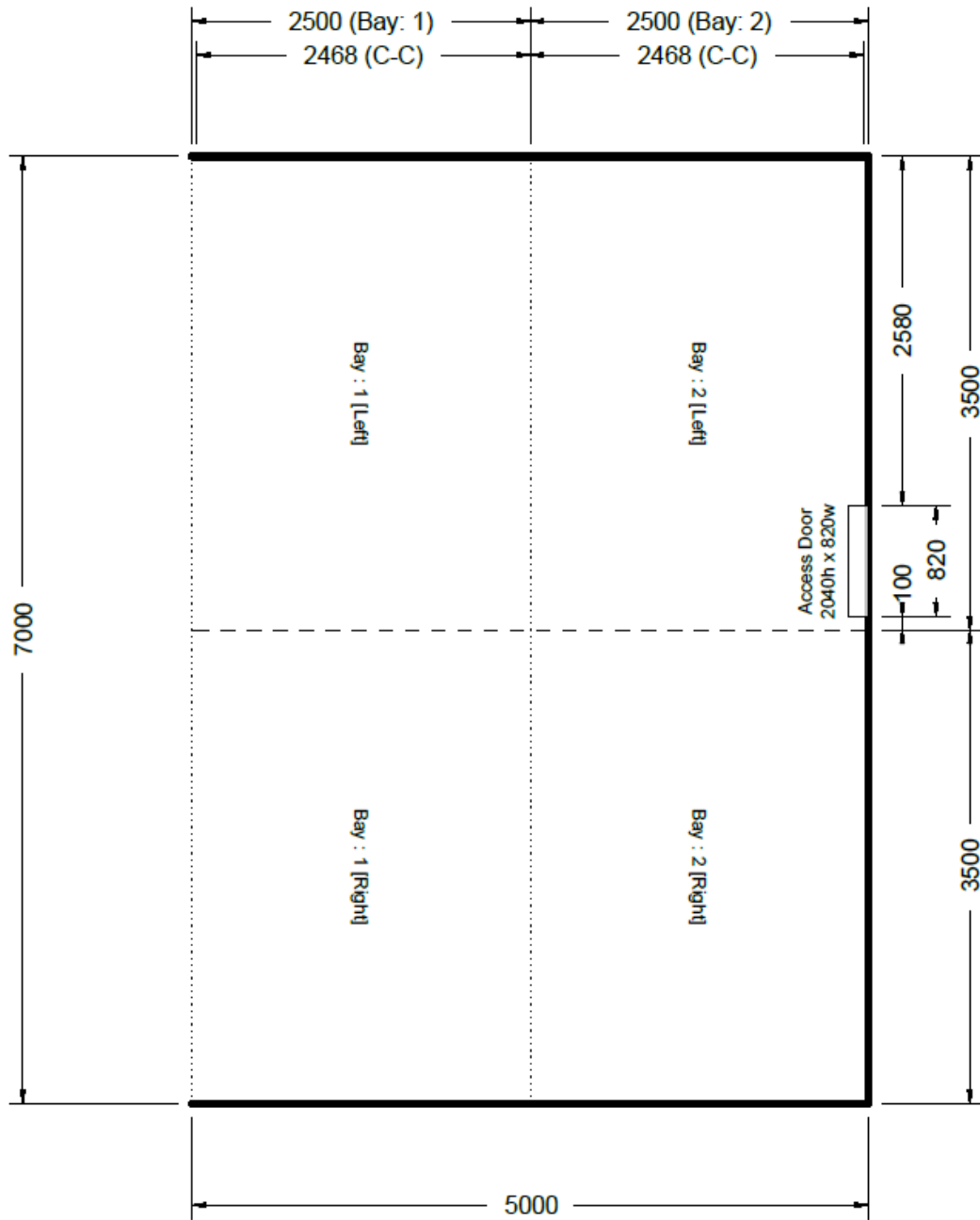
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



PLAN ELEVATION