

dorset

3 Ellenor Street SCOTTSDALE TAS 7260 P 03 6352 6500
E dorset@dorset.tas.gov.au W www.dorset.tas.gov.au

NOTICE OF PLANNING APPLICATION

LAND USE PLANNING & APPROVALS ACT 1993

In accordance with *Section 57 (3)* of the *Land Use Planning & Approvals Act 1993* notice is hereby given that the following application has been received:

PLA No: 2026/26
PROPOSAL: RESIDENTIAL - OUTBUILDING (GARAGE)
APPLICANT: MR A C BLACKWELL
LOCATION: 8 MAIN ROAD MUSSELROE BAY

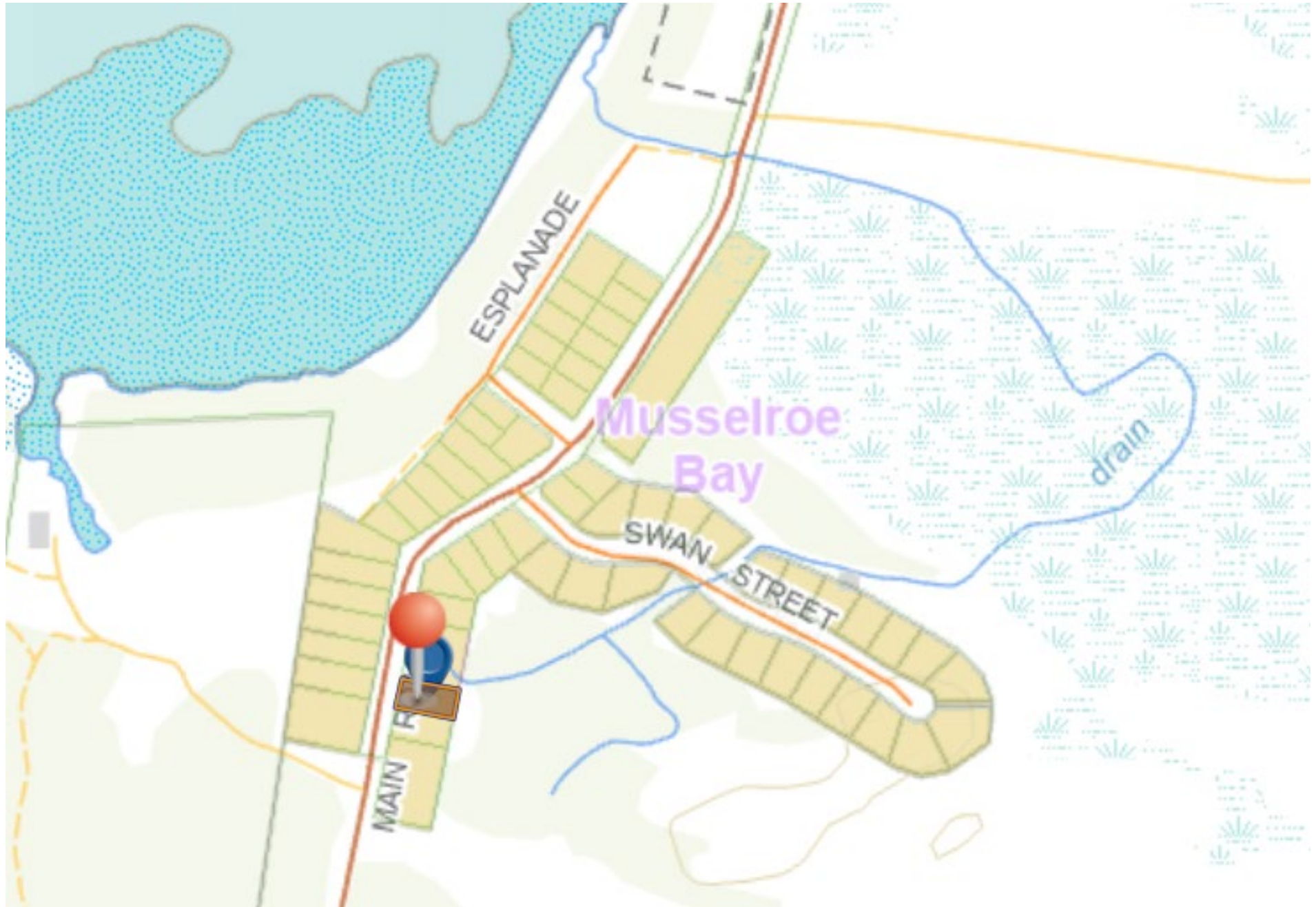
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 16/05/2026.

Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 02/05/2026. Representations must be made in writing and addressed to the General Manager, Dorset Council, PO Box 21, Scottsdale 7260, or by emailing dorset@dorset.tas.gov.au.

If you have any queries please contact the Dorset Council on **03 6352 6500** during normal office hours.

John Marik
GENERAL MANAGER

8 Main Road MUSSELROE BAY (2026/26)





Planning Permit Application

Please print all applicable details clearly

THE PROPOSAL

Describe in full the way it is proposed to use and/or develop the land: Building / Shed : Kit by others <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	⇨ Provide a full description of the proposed use or development, including: <ul style="list-style-type: none"> • Building work • Change of use • Subdivision • Forestry • Demolition • Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material) • Signage • Other
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THE LAND

Address 8 Main Road Musselroe Bay <hr/> <hr/>	Certificate of Title (include all applicable title references) Volume: 244611 Folio: 8 Property ID 6811592
Land Area (m ² or hectares): 0.0790 ha	
Present use of land: Residential <hr/> <hr/>	⇨ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): Dwelling / workshop <hr/> <hr/>	⇨ Provide a description of the use of the existing buildings on the land, for example dwelling, workshop, farm building, office, shop

THE APPLICANT (Note: the person to be nominated as the Applicant is the one whose name will appear for public notification purposes and permit issue)

Applicant's Name: Adam Blackwell	
Address: 86 Atkinsons Road Grindelwald	Phone:
	Fax:
	Mobile: 0429444779
Email: ablackwell@trility.com.au	

THE OWNER

Owner's Name(s): As Above	
Address: As Above	Phone:
	Fax:
	Mobile: As Above
Email: As Above	

CROWN AND/OR COUNCIL CONSENT [to be completed where land in respect of the Application is (i) Crown land (within the meaning of the *Crown Lands Act 1976*) or (ii) owned or administered by the Crown or a Council]

Owner / Administrator's Name(s): 	
Person signing the Application: 	⇒ <i>to be completed by a person conferred the authority to ensure compliance with Section 52(1B)(a) of the Land Use Planning and Approvals Act 1993).</i>
Signature: 	
Date: 	

DETAILS OF BUILDING WORK (to be completed if Application requires building work)

Value of building work: \$ 20k	⇒ Please tick applicable box: <input checked="" type="checkbox"/> Estimate <input type="checkbox"/> Contract Price
Type of work: New shed	⇒ <i>For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use</i>
Proposed use of building: storage Boat	⇒ <i>Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop</i>
Existing floor area: _____ m ²	New / additional floor area: _____ m ²
Proposed maximum building height above natural ground level: 4.482 m	
Materials: structural floor: Concrete external walls: steel sheeting colour: Sand Bank roof cladding: steel sheeting colour: Brown Jasper structural frame: Steel	

DETAILS OF OTHER WORKS

Vehicle Access: Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) <u>No</u> What would be the surfacing of the vehicle access? <u>N/A</u>
Car Parking: How many car parking spaces are currently provided? <u>N/A</u> How many additional car parking spaces would be provided? <u>N/A</u> What would be the surfacing of the car parking spaces? <u>N/A</u> Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses) <u>N/A</u>
Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development: <u>Dig out for footings and slab</u>

DETAILS OF OTHER MATTERS

Proposed hours of operation: Monday to Friday: <u>9</u> am to <u>4</u> pm Saturday: <u>9</u> am to <u>4</u> pm Sunday: <u>10</u> am to <u>3</u> pm
Provide details of any goods that would be stored outside: <u>Shed Kit</u>

Privacy Statement

The Dorset Council is committed to upholding the right to privacy of all individuals who have dealings with the Council. Unless required by law or by a Court or tribunal, the Council will take the necessary steps to ensure that the personal information that members of the public share with the Council remains confidential. How we use this information is explained in our Personal Information Protection Policy which is available at www.dorset.tas.gov.au or at the Council office.

Appointment Details

To ensure Council's officers are available to assist you with the submission of your Application, it is advisable to make an appointment by contacting Regulatory Services on 6352 6500.

Date: _____ Time: _____ Council Officer: _____

Copyright Authority

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I understand that the information and materials provided with this Application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Application.

I declare that the information given is a true and accurate representation of the proposed use and/or development, and I am liable for the payment of Council application processing fees even in the event of the use and/or development proposed by this Application not proceeding.

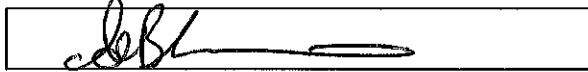
I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

I indemnify the Dorset Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

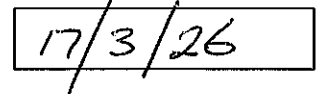
Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the *Copyright Act 1968*.

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant's Signature:



Date:



OS D 415

ANNEXURE TO CERTIFICATE OF TITLE
FOLIO OF REGISTER

VOL. 4295 FOL. 75



REGISTERED NUMBER

Acting Recorder of Titles

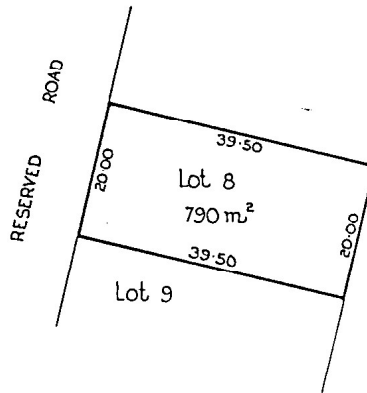
244611

Lot 8 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

Whole of Lot 8 Sec. P Gtd.
to T.A. Halliday
Meas. in Metres

TOR

TOWN OF POOLE



SEARCH OF TORRENS TITLE

VOLUME 244611	FOLIO 8
EDITION 5	DATE OF ISSUE 23-Feb-2026

SEARCH DATE : 17-Mar-2026

SEARCH TIME : 03.43 pm

DESCRIPTION OF LAND

Town of POOLE

Lot 8 on Plan [244611](#)

Derivation : Whole of Lot 8 Sec. P Gtd. to T.A. Halliday

Prior CT [4295/75](#)

SCHEDULE 1

[M363323](#) TRANSFER to ADAM CHRISTOPHER BLACKWELL and MELISSA
JANE BLACKWELL Registered 17-Feb-2012 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[D50547](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 17-Feb-2012 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

WIND BRACING SCHEDULE

WIND DIRECTION ↑ $16.5 \times 3.5 = 57.75 \text{ m}^2 \times 77 = 4447 \text{ kN}$ REQUIRED
 46.2 kN ACHIEVED

← $9 \times 3.5 = 31.5 \text{ m}^2 \times 10 = 315 \text{ kN}$ REQUIRED
 33 kN ACHIEVED

- TYPE 'C' METAL ANGLE BRACE
- ① 180° STAIN
 - ② 200° STAIN
- TYPE 'D' DOUBLE DIAGONAL STAIN BRACING & TENSION CLIP
- ③ 180° STAIN

UMTELS
 PROVIDE MINIMUM HEADS (UMTELS) FIN HHT.

SLAY UP TO 1200	90x35
1500	120x35
1800	120x45
2500	120x35

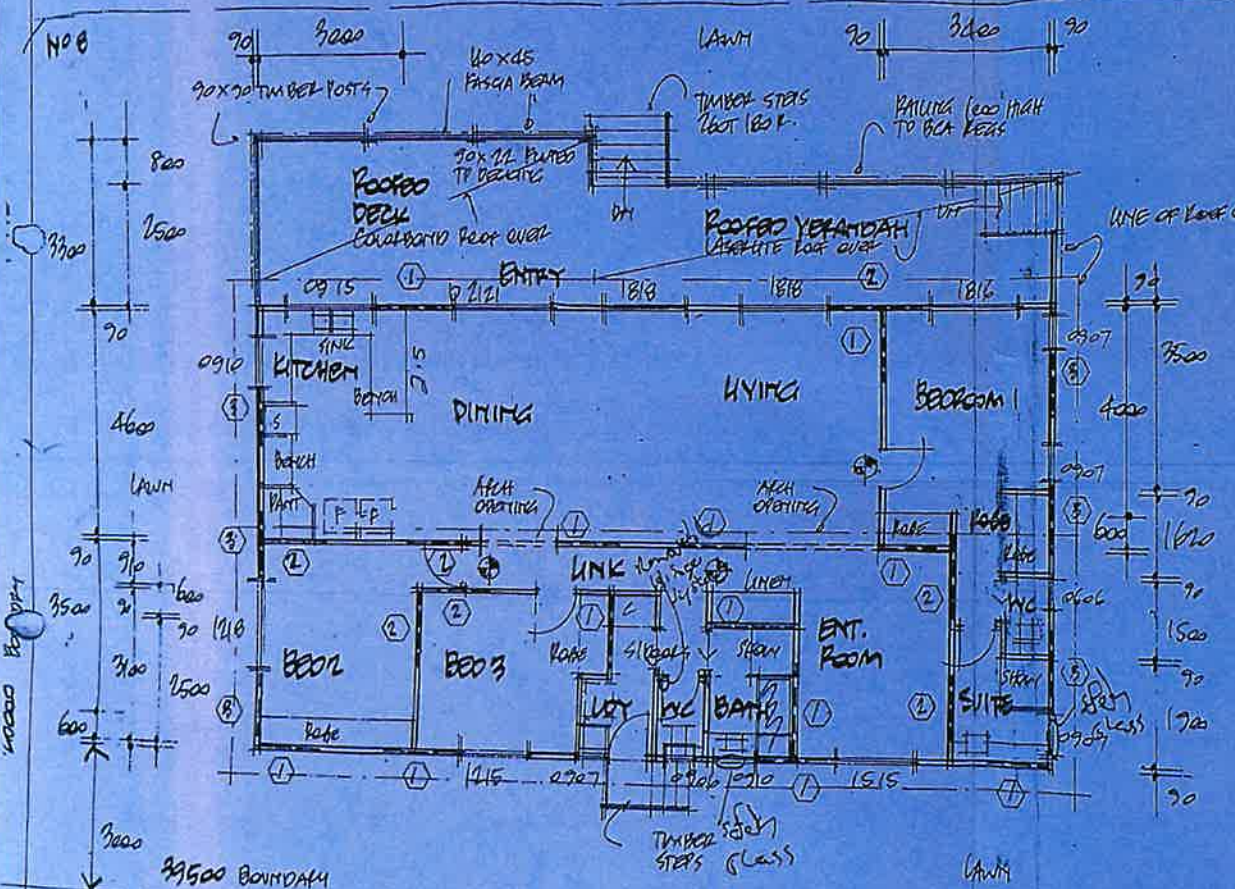
ON Boundary

39500 BOUNDARY

DRIVE FOR BASE FOUNDATION



(Scale: 1:100)



BCA CERTIFIED DOCUMENTS
 Permit No: 2012/44 Date: 14/05/2012

Signed:
 Rex Cassidy -
 Assistant Building Surveyor CC 85X
 Plans to be read in conjunction with conditions on Certificate of Likely Compliance

GROUND FLOOR & SITE PLAN

PROPOSED TIMBER RESIDENCE & GARAGE BUILDING
 8 MAIN ROAD
 MUSSELROE BAY
 FOR MR & MRS A & M BLACKWELL

WIND BRACING SCHEDULE

WIND DIRECTION ↑ $16.5 \times 3.5 = 57.75 \text{ m}^2 \times .77 = 44.47 \text{ kPa}$ REQUIRED
 46.2 KM ACHIEVED

← $9 \times 3.5 = 31.5 \text{ m}^2 \times 1.0 = 31.5 \text{ kPa}$ REQUIRED
 33 KM ACHIEVED

- TYPE 'C' METAL ANGLE BRACE
 ① 1800 SPAN
 ② 2000 SPAN
- TYPE 'D' DOUBLE DIAGONAL STRAP BRACING & TENSION CLIP
 ③ 1800 SPAN

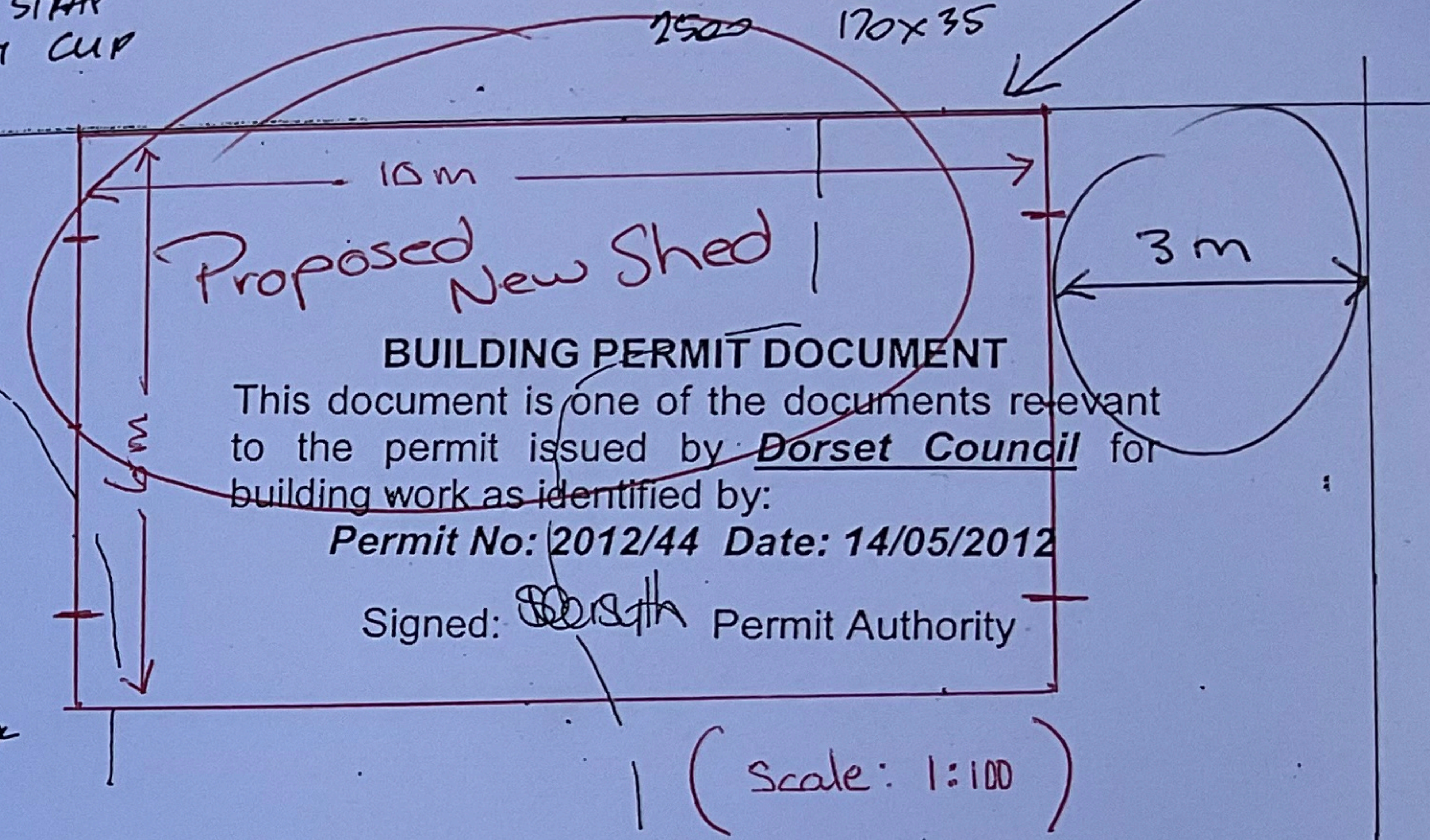
UMTELS

PROVIDE MINIMUM HEADS (UMTELS) FIT HWT.
 STAY UP TO 1200 90x35
 1500 120x35
 1800 120x45
 2500 170x35

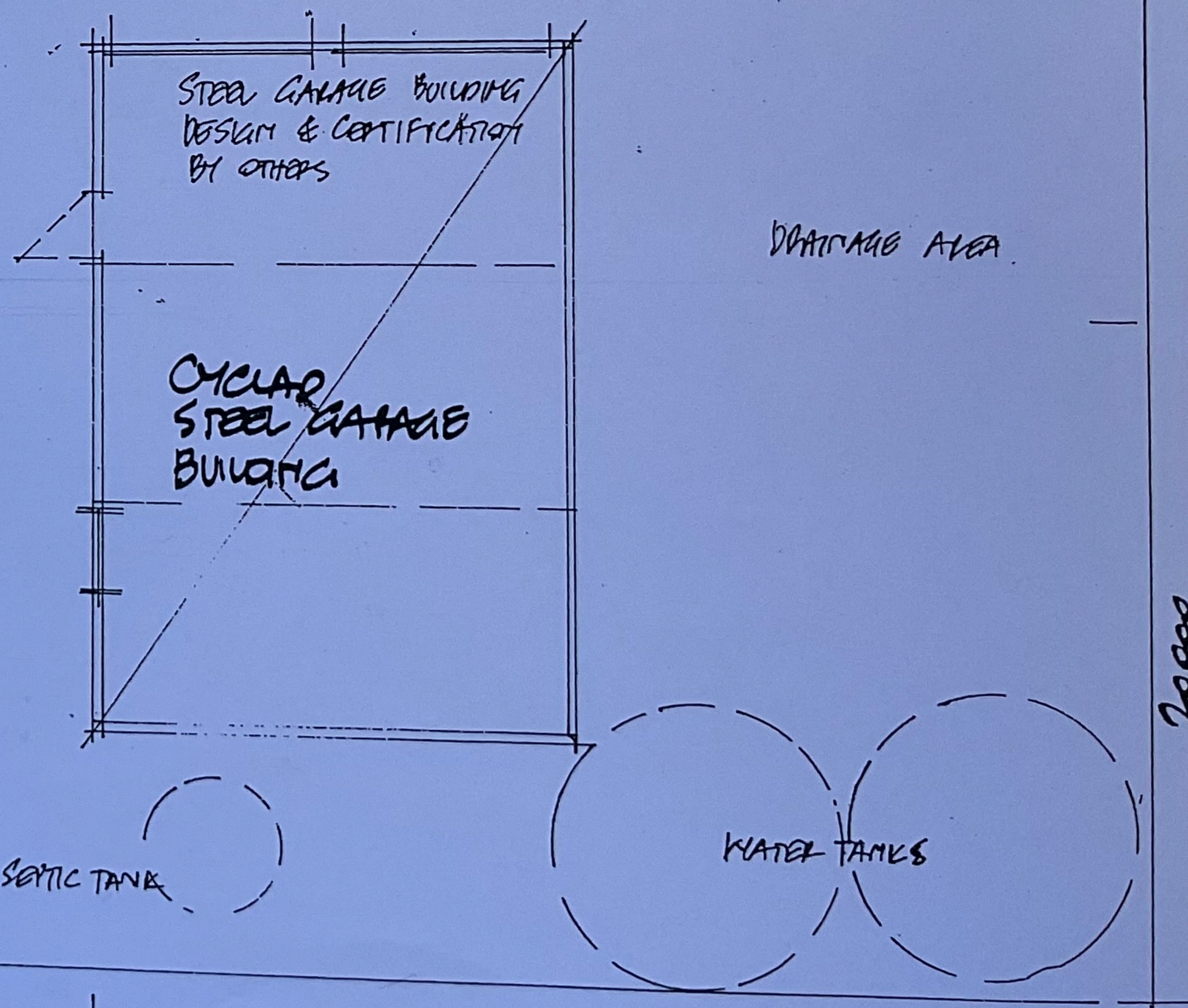
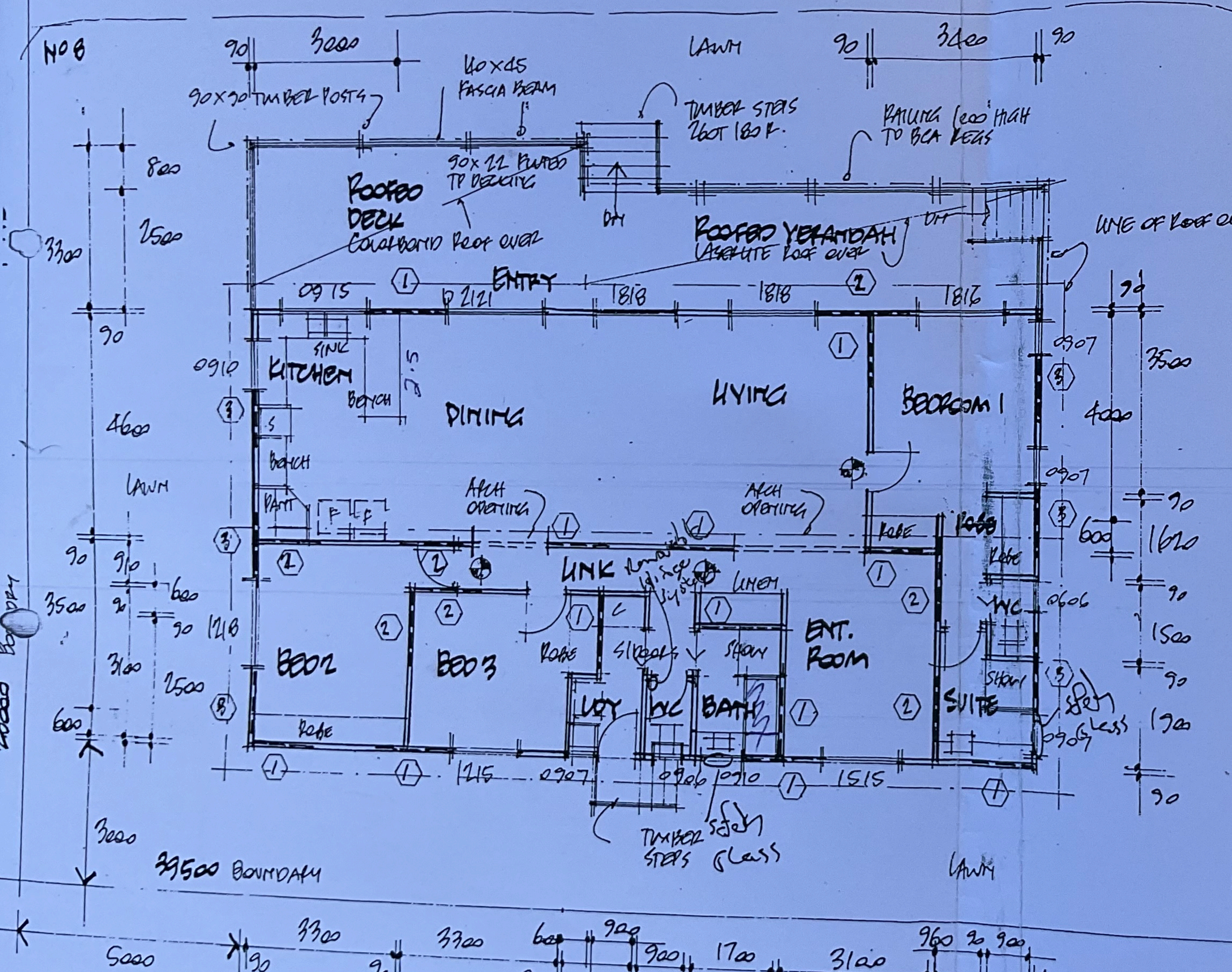
ON Boundary

39500 BOUNDARY

DRIVE FOR BASE FOUNDATION



N08



BCA CERTIFIED DOCUMENTS
 Permit No: 2012/44 Date: 14/05/2012
 Signed: Rex Cassidy - Assistant Building Surveyor CC 85X
 Plans to be read in conjunction with conditions on Certificate of Likely Compliance
 Total Pages: 15

GROUND FLOOR & SITE PLAN

PROPOSED TIMBER RESIDENCE & GARAGE BUILDING
 8 MAIN ROAD MUSSELROE BAY
 FOR MR & MRS A & M BLACKWELL
 ANDREW SHEDDEN ARCHITECT CC 5670
 BUILDING DESIGN SERVICE
 28 WILLIAM STREET SCOTTSDALE 6552 3111

WIND BRACING SCHEDULE

WIND DIRECTION ↑ $16.5 \times 3.5 = 57.75 \text{ m}^2 \times .77 = 44.47 \text{ kPa}$ REQUIRED
 46.2 kPa ACHIEVED

← $9 \times 3.5 = 31.5 \text{ m}^2 \times 1.0 = 31.5 \text{ kPa}$ REQUIRED
 33 kPa ACHIEVED

- TYPE 'C' METAL ANGLE BRACE
- ① 1800 SPAN
 - ② 2000 SPAN
- TYPE 'D' DOUBLE DIAGONAL STRAP BRACING & TENSION CUP
- ③ 1800 SPAN

LIMITS

PROVIDE WINDOW HEADS (LIMITS) F17 HM.

STAY UP TO 1200	90x35
1500	120x35
1800	120x45
2500	120x35

39500 BOUNDARY

DRIVE FOR BASE FOUNDATION

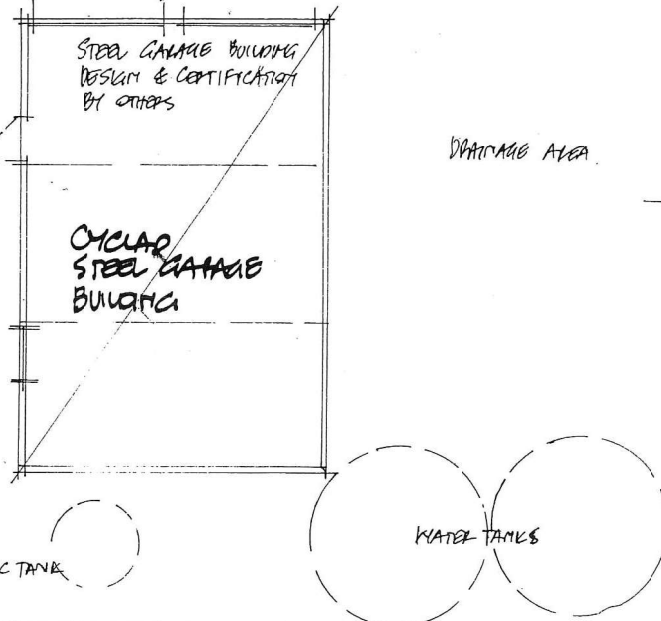
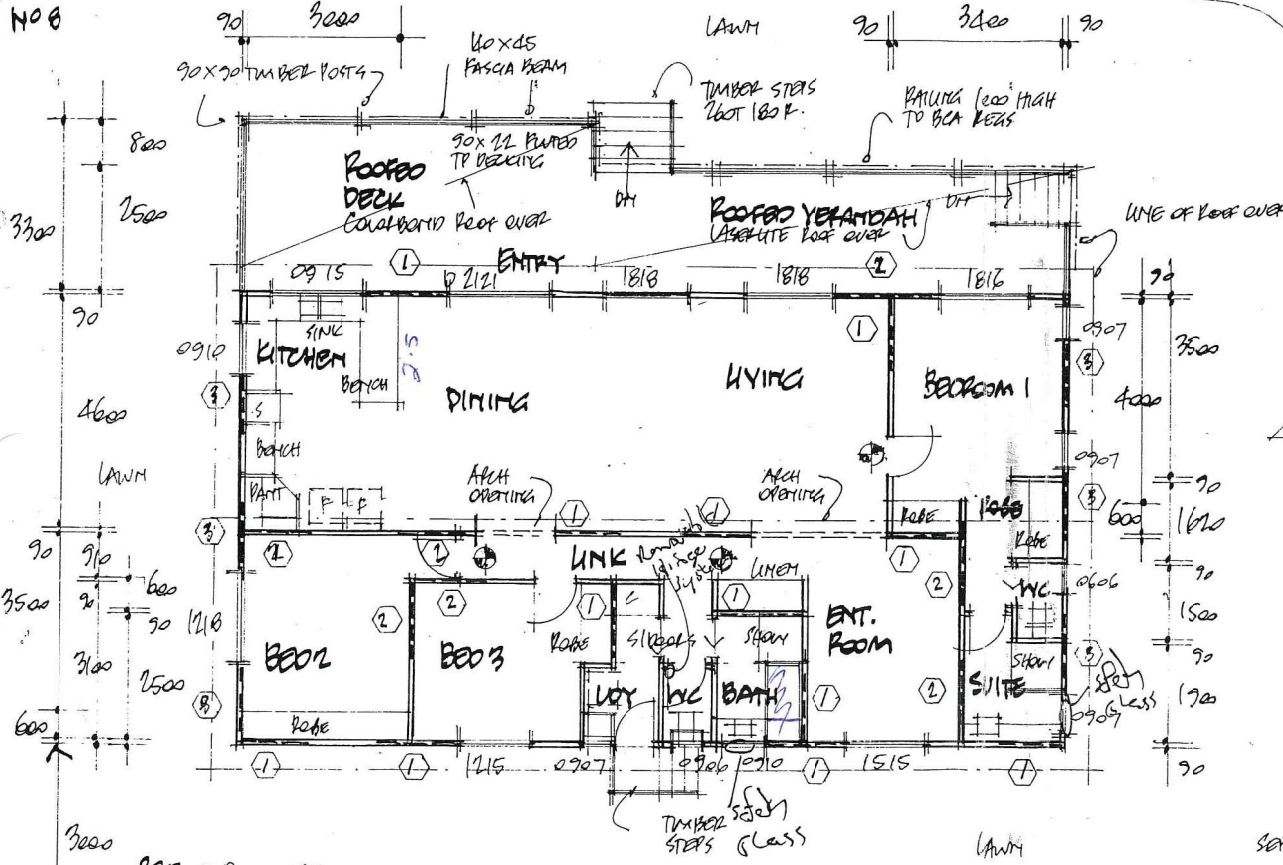
BUILDING PERMIT DOCUMENT

This document is one of the documents relevant to the permit issued by **Dorset Council** for building work as identified by:

Permit No: 2012/44 Date: 14/05/2012

Signed: *[Signature]* Permit Authority

(Scale: 1:100)



BCA CERTIFIED DOCUMENTS
 Permit No: 2012/44 Date: 14/05/2012
 Signed:
 Rex Cassidy -
 Assistant Building Surveyor CC 85X
 Plans to be read in conjunction with
 conditions on Certificate of Likely
 Compliance
 Total Pages: 15

GROUND FLOOR &
 SITE PLAN

PROPOSED TIMBER RESIDENCE & GARAGE BUILDING
 8 MAIN ROAD
 MUSSELROE BAY
 FOR MR & MRS A & M BLACKWELL
 ANDREW SHEEDON ARCHITECT CC 5670
 BUILDING DESIGN SERVICE
 28 WILLIAM STREET SCOTTSDALE 6352 9161



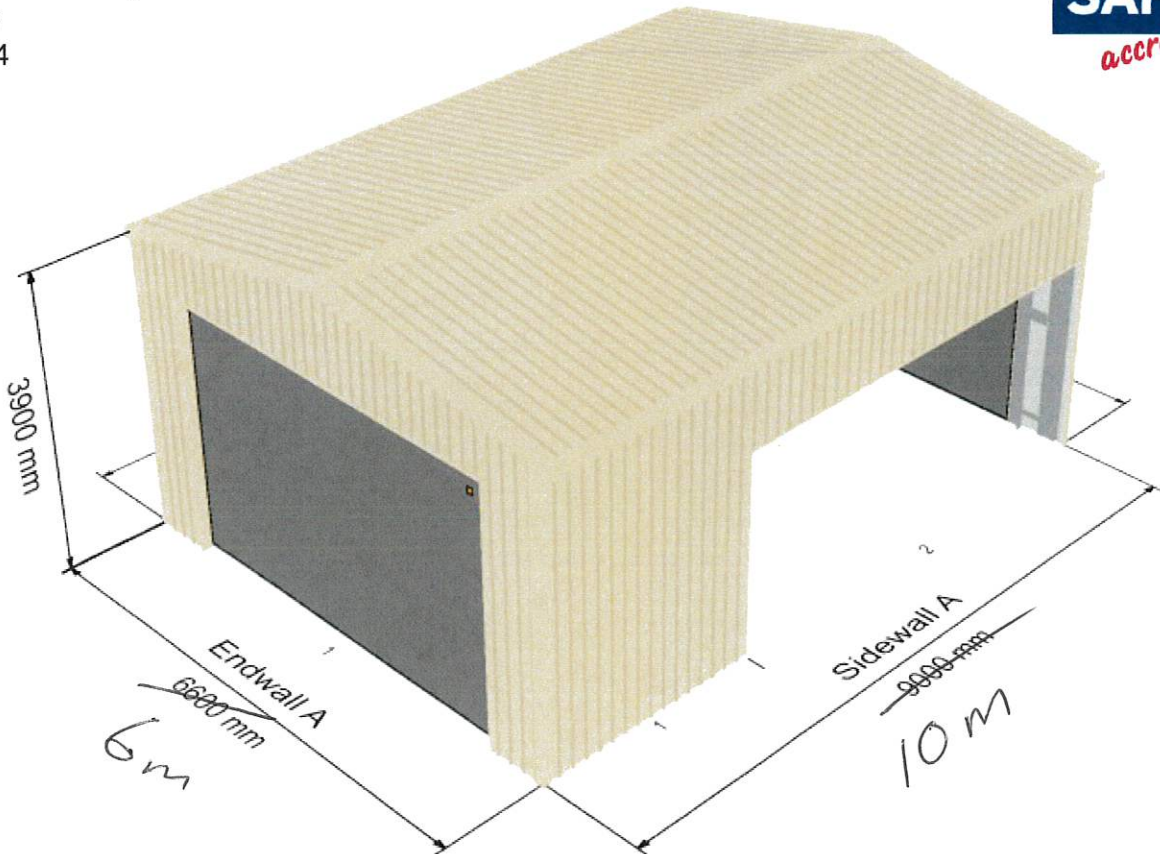
TassieSheds

Quotation

Adam Blackwell
 8 Main Road
 Musselroe Bay
 TAS
 7264

TASSIE SHEDS

(03) 6165 0204
 info@tassiesheds.com.au
 CAN: 644 258 560
 26-05-2025
 Quote #1006056542



Colorbond® Zinalume®



Quote #1006056542, 26-05-2025

Building Specifications

Building Site Address:

8 Main Road, Musselroe Bay, TAS, 7264

Design Criteria:

Snow Load: N/A
Wind Load/Exposure: 41.6 m/s
Building Class: 10a
Wind Region: A4
Importance Level: 2
Terrain Category: 1.88
Shielding: 1
Topography: 1

Sheeting and Trim Details:

Roof Type: Trimdek 0.42 BMT 0.47 TCT
Roof Colour: Classic Cream
Wall Type: Trimdek 0.42 BMT 0.47 TCT
Wall Colour: Classic Cream
Gutter Type: Quad Gutter 150 Hi-Front
Trim Colour: Classic Cream (CC)
Base Trim: None
Solar Load: N/A

Building Dimensions:

Width: 6.600 m
Length: 9.000 m
Eave Height: 3.900 m
Apex Height: 4.482 m
Roof Pitch: 10 deg
Sidewall Bays: 2 Varies
Endwall Bays: 1 6.600 m

Building Specs:

Columns: C25024
Rafters: C25024
Floor Area: 59.400 sqm
Endwall Column: N/A
Roof Purlins: Z10019
Side Wall Girts: Z10019
End Wall Girts: Z10012

Leanto A Details:

Span: N/A
Bays: N/A
Drop: N/A
Roof Pitch: N/A
Eave Height: N/A

Leanto B Details:

Span: N/A
Bays: N/A
Drop: N/A
Roof Pitch: N/A
Eave Height: N/A

Slab and Footing Details: (Slab Details For Quoting – Not Included)

Bored Engineering plans included
Bolt Down Anchor Brackets
100mm Slab (100mm, 125mm & 150mm Available)
Main Column Footings: 600 mm - 600 mm (Depth x Diameter)
End Mullion Footings: 500 mm - 600 mm (Depth x Diameter)

Opening Details:

- Personnel doors: None
- Roller Doors: 3300h x 5000w Roller Door (opening) Basalt Endwall B
3300h x 5000w Roller Door (opening) Basalt Endwall A
- Included Windows: None
- Framed Openings: 1x 2.610 mx2.600 m framed opening for Roller Door
- Open Bays: Bay 2 in Sidewall A is open
- Translucent Panels: None
- Door Extras: 2x Box A Door

Insulation Details:

None

Mezzanine:

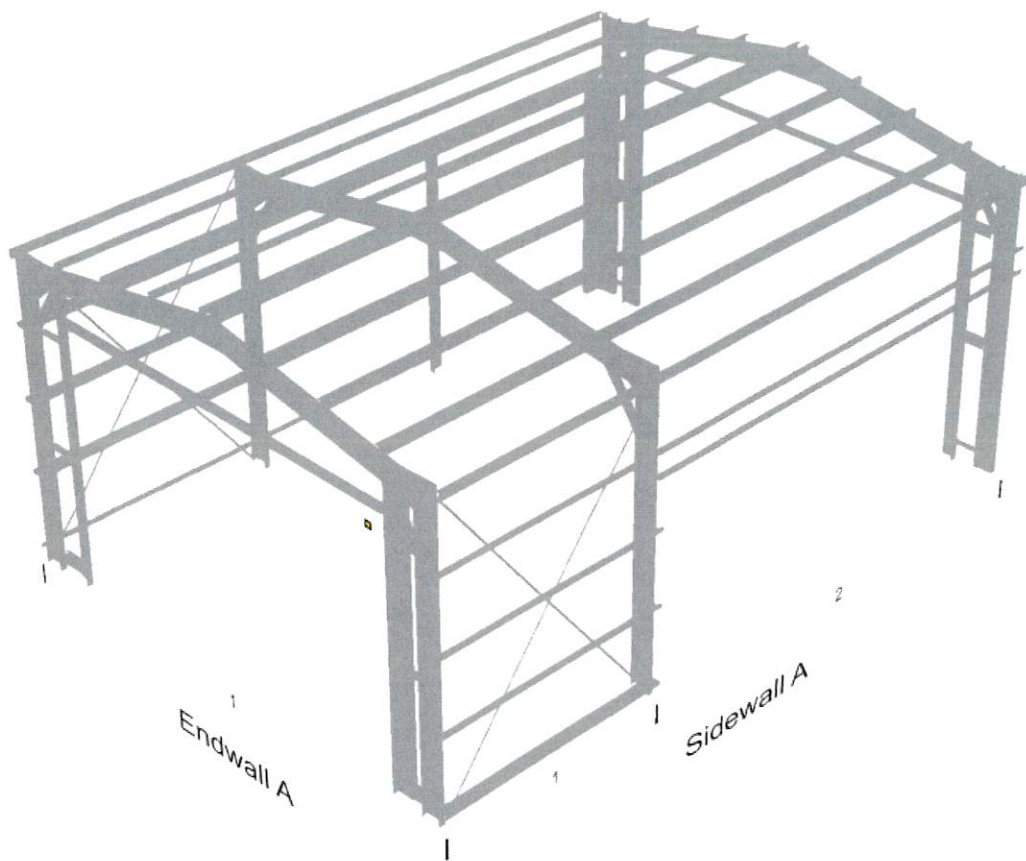
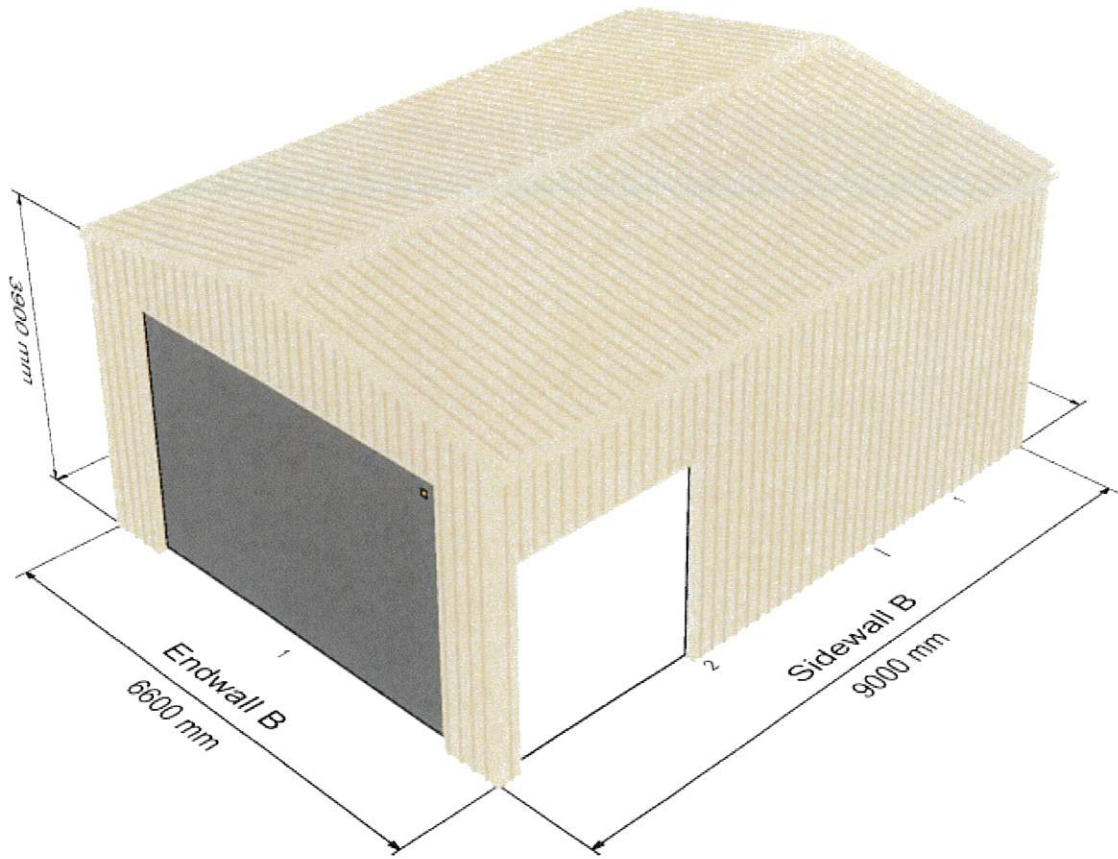
Floor Height: N/A Bays: N/A
Live Load: N/A Joist Spacing: N/A

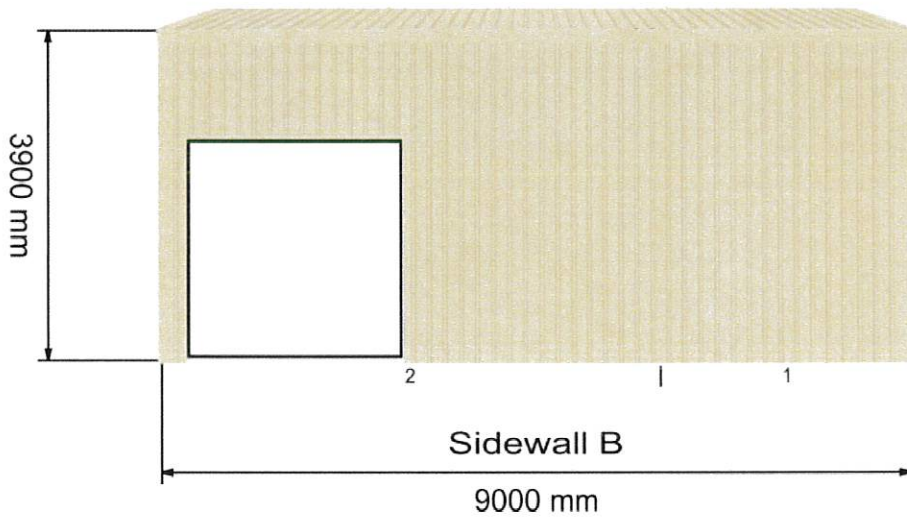
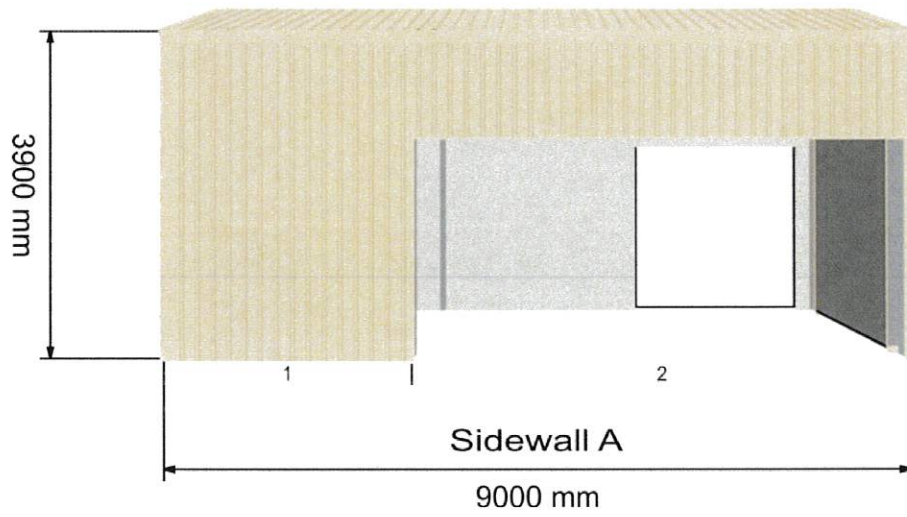
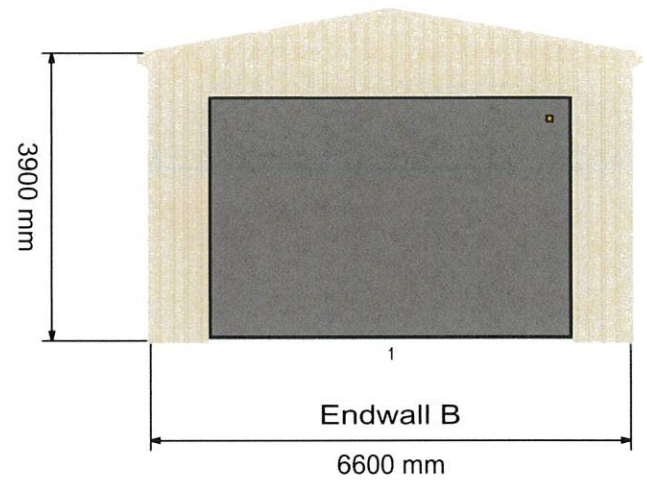
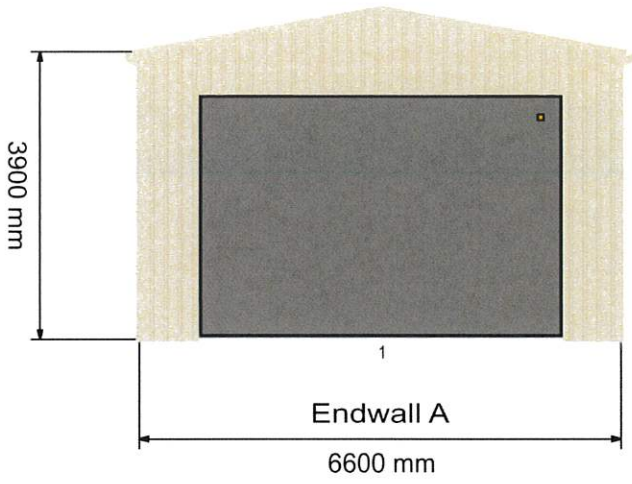
Extra Options:

N/A
Knee Brace: C10010
Apex Brace: N/A

Total Building Weight:

2250.58kg





Full Sheeting And Flashing Colour Breakdown:

Roof Colour: Classic Cream
Wall Colour: Classic Cream
Gutter Colour: Classic Cream
Ridge Colour: Classic Cream
Downpipe Colour: N/A
Corner Flashings Colour: Classic Cream
Vermin Flashing Colour: N/A
Opening Flashings: Classic Cream
Barge Flashing: Classic Cream

Sheeting Profiles:

Corro



Cover: 762mm Height: 16mm

Trimclad



Pan Width: = 130mm Rib Width: = 60mm
Cover: 762mm Height: 29mm