

## PLANNING NOTICE

An application has been received for a Permit under s.57 of the *Land Use Planning Approvals Act 1993*:

<b>APP NO.:</b>	PA\26\0255
<b>APPLICANT:</b>	Abode Designer Homes
<b>SITE:</b>	39 Clance Avenue, Prospect Vale (CT: 189623/70)
<b>PROPOSAL:</b>	Residential outbuilding (garage) - waterway.

The application can be inspected until **Monday, 25 May 2026**, at [www.meander.tas.gov.au](http://www.meander.tas.gov.au) or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au). Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Notified on 9 May 2026.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



Meander Valley Council  
Working Together

- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

#### OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work?  Yes  No Indicate by ✓ box
- Have you already received a Planning Review for this proposal?  Yes  No
- Is a new vehicle access or crossover required?  Yes  No

#### PROPERTY DETAILS:

Address:	<input type="text" value="39 CLANCE AVE"/>	Certificate of Title:	<input type="text" value="189623"/>
Suburb:	<input type="text" value="PROSPECT VALE"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="70"/>
Land area:	<input type="text" value="615"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="Vacant Land"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- Does the application involve Crown Land or Private access via a Crown Access Licence:  Yes  No
- Heritage Listed Property:  Yes  No

#### DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- |   |  |                                      |                                     |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry                 | <input type="checkbox"/> Other         |                                      |                                     |

Total cost of development (inclusive of GST):  *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work:

Use of building:  *(main use of proposed building – dwelling, garage, farm building, factory, office, shop)*

New floor area:  m<sup>2</sup>      New building height:  m

Materials: External walls:  Colour:

Roof cladding:  Colour:

SEARCH OF TORRENS TITLE

VOLUME 189623	FOLIO 70
EDITION 1	DATE OF ISSUE 05-Dec-2025

SEARCH DATE : 06-May-2026

SEARCH TIME : 01.53 pm

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL  
 Lot 70 on Sealed Plan 189623  
 Derivation : Part of 375A-1R-0P Gtd. to James Goodger  
 Prior CT 188889/1004

SCHEDULE 1

N176448 TRANSFER to TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD  
 Registered 18-Mar-2024 at 12.01 pm

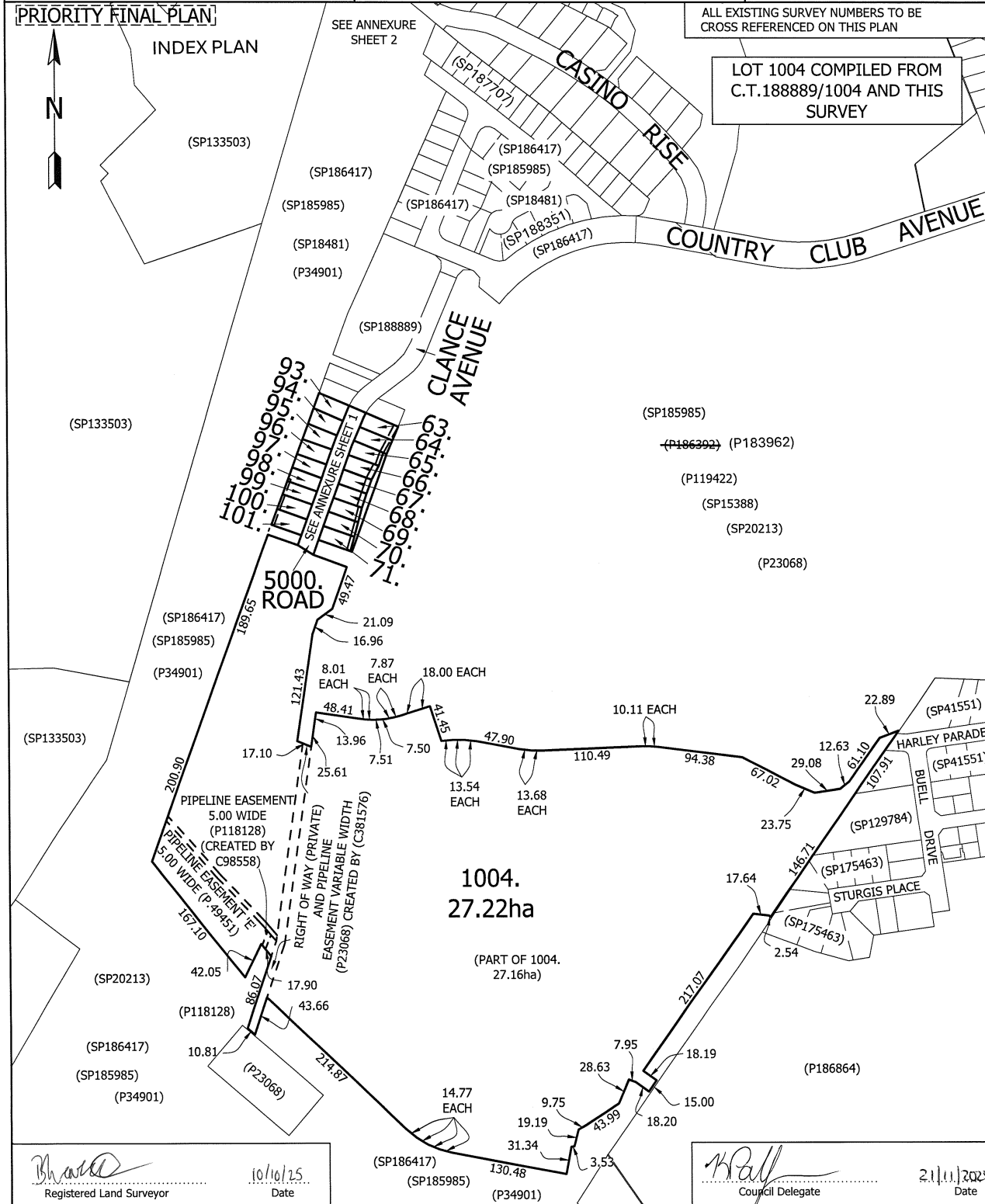
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP189623 EASEMENTS in Schedule of Easements  
 SP189623 FENCING PROVISION in Schedule of Easements  
 SP185985, SP186417, SP187707, SP188351 & SP188889 FENCING  
 PROVISION in Schedule of Easements  
 SP10386 & SP18481 FENCING COVENANT in Schedule of Easements  
 E376902 INSTRUMENT Creating Restrictive Covenants Registered  
 05-Dec-2025 at noon

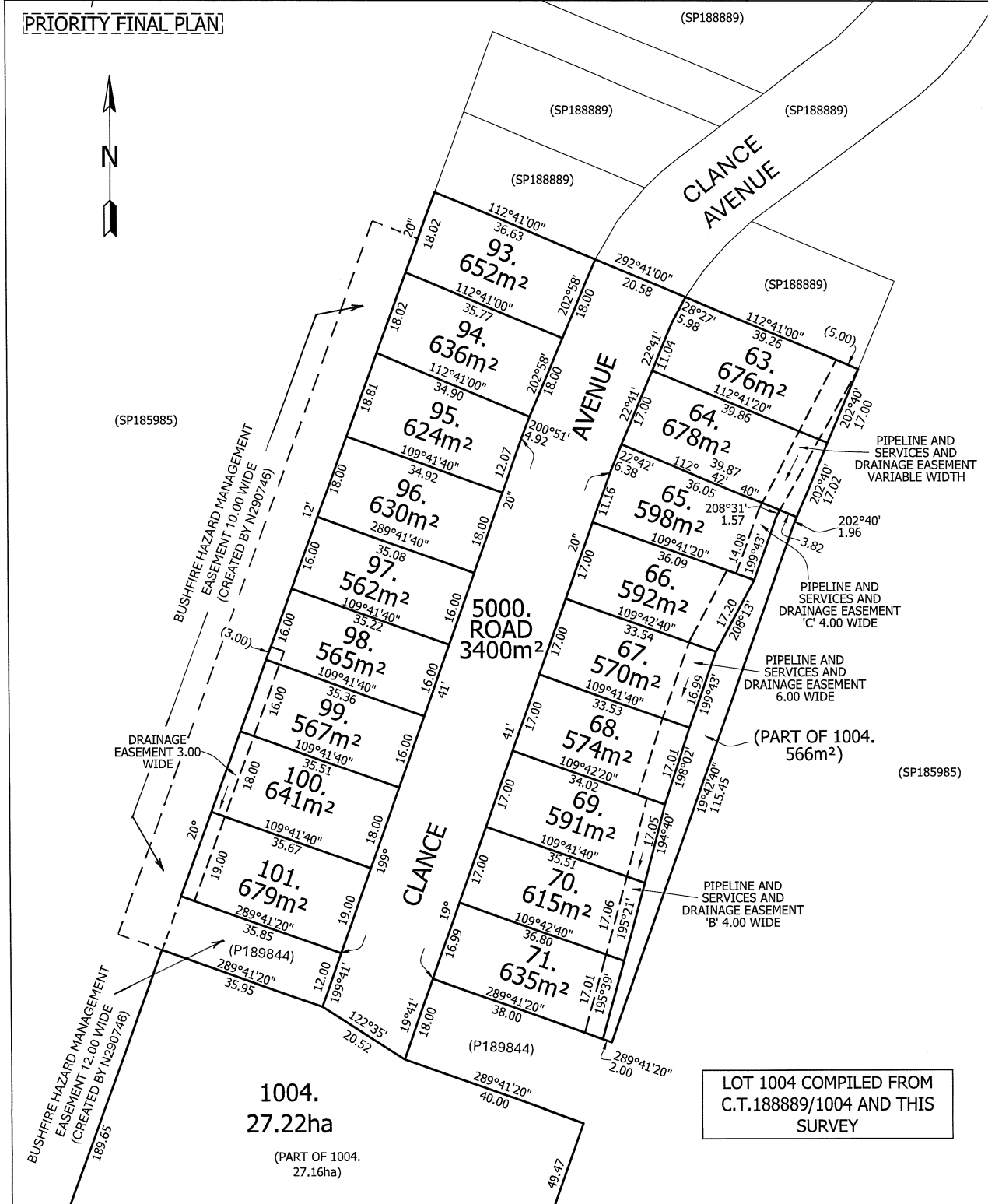
UNREGISTERED DEALINGS AND NOTATIONS

N140312 PRIORITY NOTICE reserving priority for 90 days  
 TRANSFER Tasmanian Country Club Properties Pty Ltd to  
 Philip George Mackrill and Rhonda Maree Gee-Mackrill  
 Lodged by E L CONVEYANCING on 11-Feb-2026 BP: N140312  
 N140277 TRANSFER to PHILIP GEORGE MACKRILL and RHONDA MAREE  
 GEE - MACKRILL Lodged by E L CONVEYANCING on  
 26-Feb-2026 BP: N140277

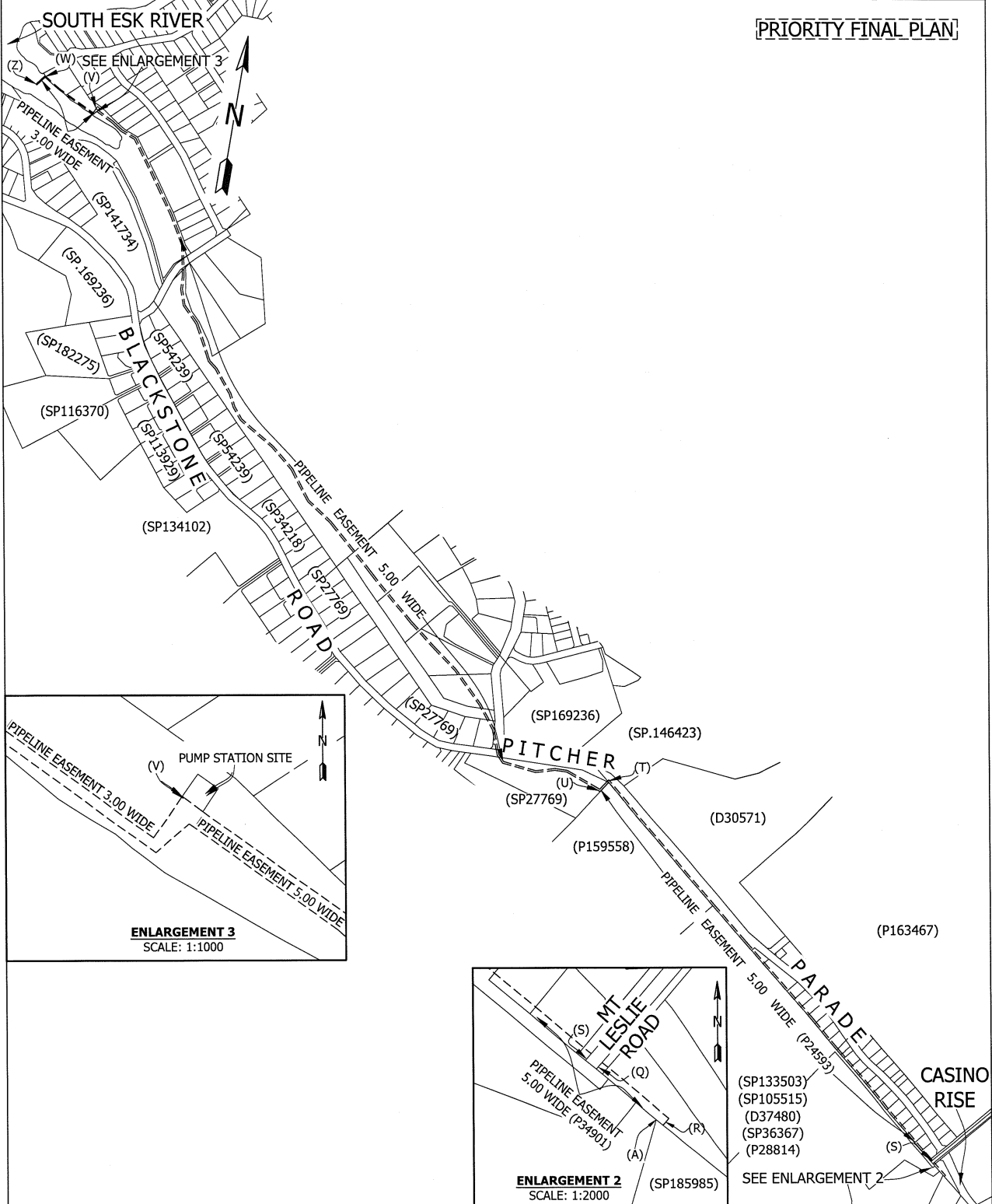
<p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD                  FOLIO REFERENCE: C.T.188889/1004                  GRANTEE: PART OF 375A-1R-0P GTD. TO JAMES GOODGER AND PART OF 300 ACRES GTD. TO JOSEPH PENNY.</p>	<p><b>PLAN OF SURVEY</b></p> <p><b>Woolcott</b> LAND SERVICES</p> <p>BY SURVEYOR: BRETT RICHARD WOOLCOTT                  LOCATION: LAND DISTRICT OF CORNWALL                  PARISH OF LAUNCESTON                  SCALE 1: 4000 @ A3 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER  <b>SP189623</b></p> <p>APPROVED EFFECTIVE FROM <b>5 DEC 2025</b></p> <p>Recorder of Titles</p>
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<p><b>PLAN OF SURVEY</b></p> <p><b>Woolcott</b> ANNEXURE SHEET LAND SERVICES SHEET 1 OF 2 SHEETS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: C.T.188889/1004</p> <p>SCALE 1: 750 LENGTHS IN METRES</p>	<p>Registered Number</p> <p><b>SP 189623</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>K. Pall</i> 21/11/2025 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>B. Wolcott</i> 10/10/25 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM ..... - 5 DEC 2025</p> <p>Recorder of Titles</p>



<p><b>PLAN OF SURVEY</b></p> <p><b>Woolcott</b> ANNEXURE SHEET LAND SERVICES SHEET 2 OF 2 SHEETS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: C.T.188889/1004</p> <p>SCALE 1: 10000 LENGTHS IN METRES</p>	<p>Registered Number</p> <p><b>SP 189623</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>M. Paul</i> 21/11/2025 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>B. Woolst</i> 10/10/25 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM ..... - 5 DEC 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 189623

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

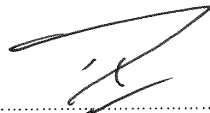
Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

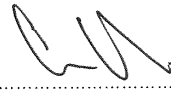
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 188889 FOLIO 1004

1. Lot 1004 on the Plan is subject to a pipeline easement (as fully defined in dealing no. C381576) in favour of the Meander Valley Council over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
2. Lot 1004 on the Plan is subject to a right of carriage way (appurtenant to lot 8 on Plan No. 23068) over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
3. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. B805803) in favour of Tasmania Irrigation Pty Ltd (ACN 722 799 075) over the land marked "PIPELINE EASEMENT "E" 5.00 WIDE" on the Plan (subject to the provisions contained in dealing B805803).
4. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. C98558) in favour of TasWater over the land marked "PIPELINE EASEMENT 5.00 WIDE" shown on the Plan (subject to provisions contained in dealing C98558).
5. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with water supply pipeline and pump rights (as fully defined in dealing no. A979664) over the land marked "PIPELINE EASEMENT 5.00 WIDE" and the land marked "PIPELINE EASEMENT 3.00 WIDE" and also marked "STUVWZ" and "PUMP STATION SITE" as shown on the Plan.

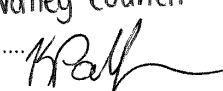


Daniel Joseph Hanna  
Director



Colin Paul Dewhurst  
Director

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REF 188889/1004 SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT:251829	PLAN SEALED BY: Meander Valley Council DATE: 21/11/2025 PA12210243... REF NO. <div style="text-align: right;">                       Council Delegate                 </div>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 189623</b></p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 188889/1004</p>	

6. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with the full right and liberty for the registered proprietor for the time being (which registered proprietor is hereinafter referred to as "the Owner") of the said land within described (which land is hereinafter referred to as "the Dominant Land") to draw and convey water from the South Esk River to the Dominant Land by means of a water supply pipeline installed or to be installed as hereinafter appears within that portion of the land marked "PIPELINE EASEMENT 5.00 WIDE" and also marked "Q R" on the Plan (and which portion of land is hereinafter referred to as "the Servient Land") and to install lay relay inspect maintain repair renew remove and cleanse a one hundred and fifty millimetre water supply pipeline along within and under the Servient Land and at a depth where practicable of at least on half of a metre below the surface together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary.
7. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183692 is together with the full right and liberty for the owner of the Dominant Land for the purposes set forth herein to enter upon the Servient Land at any time with or without inspectors workmen servants agents or other persons authorised by the owner of the Dominant Land to pass and repass on foot or with motor vehicles in over along and upon the Servient Land PROVIDED THAT the water supply pipeline shall be of such strength and so jointed in every part as not to permit the escape of any water passing through the same AND PROVIDED FURTHER THAT the owner of the Dominant Land shall make good any damage or disturbance which may be caused to the Servient Land in relation to any installation inspection maintenance repair renewal removal replacement of cleaning of the water supply pipeline.

**NEW EASEMENTS CREATED**

8. Lots 63 and 64 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
9. Lots 63 and 64 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
10. Lot 65 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "C" 4.00 WIDE" as shown passing through Lot 65 on the Plan.
11. Lot 65 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "C" 4.00 WIDE" as shown passing through Lot 65 on the Plan.



.....  
Daniel Joseph Hanna  
Director



.....  
Colin Paul Dewhurst  
Director

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 189623</b></p>
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12. Lots 66, 67 and 68 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 6.00 WIDE" as shown passing through those Lots on the Plan.
13. Lots 66, 67 and 68 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 6.00 WIDE" as shown passing through those Lots on the Plan.
14. Lots 69, 70 and 71 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" a shown passing through those Lots on the Plan.
15. Lots 69, 70 and 71 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through those Lots on the Plan.
16. Lots 98, 99, 100 and 101 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE" as shown passing through those Lots on the Plan.

**FENCING PROVISION**

In respect of the Lots shown on the Plan the Vendor, Tasmanian Country Club Properties Pty Ltd, shall not be required to fence.

**DEFINITIONS**


In this Schedule of Easements:

The **Pipeline and Services Easement** is defined to mean:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (a) without doing unnecessary damage to the Easement Land; and
  - (b) leaving the Easement Land in a clean and tidy condition; and

  
 .....  
 Daniel Joseph Hanna  
 Director

  
 .....  
 Colin Paul Dewhurst  
 Director

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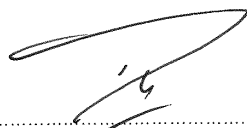
<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 189623</b></p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 188889/1004</p>	

- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the subject lot from the highway at any then existing vehicle entry and cross the subject lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the subject lot.

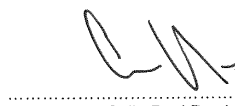
**PROVIDED ALWAYS THAT:**

- (a) The registered proprietors of each Lot on the Plan that are subject to the **Pipeline and Services Easement** (each described as "the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
  - (i) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
  - (ii) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
  - (iii) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
  - (iv) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
  - (v) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
  - (vi) permit or allow any action which the Owner must not do or acquiesce in that action.
  - (vii) TasWater is not required to fence any part of the Easement Land.
- (b) The Owner may erect a fence across the Easement Land at the boundaries of the subject Lot.
- (c) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
  - (i) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
  - (ii) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (d) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (e) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
  - (i) reinstate the ground level of the Easement Land; or
  - (ii) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
  - (iii) replace anything that supported, protected or covered the Infrastructure.

And for the purpose of the definition of **Pipeline and Services Easement** and this Schedule of Easements:



.....  
Daniel Joseph Hanna  
Director



.....  
Colin Paul Dewhurst  
Director

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 189623</b></p>
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"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (i) sewer pipes and water pipes and associated valves;
- (ii) telemetry and monitoring devices;
- (iii) inspection and access pits;
- (iv) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (vi) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (vii) anything reasonably required to support, protect or cover any of the Infrastructure;
- (viii) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (ix) where the context permits, any part of the Infrastructure.

"Easement Land" means the land described as:

- (i) "Pipeline and Services and Drainage Easement Variable Width";
- (ii) "Pipeline and Services and Drainage Easement "C" 4.00 Wide";
- (iii) "Pipeline and Services and Drainage Easement 6.00 Wide"; and
- (iv) "Pipeline and Services and Drainage Easement "B" 4.00 Wide"

"TasWater" means the Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.



.....  
Daniel Joseph Hanna  
Director



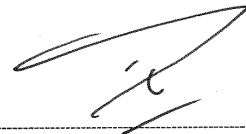
.....  
Colin Paul Dewhurst  
Director

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 6 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 189623</b></p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 188889/1004</p>	

Executed by **Tasmanian Country Club Properties Pty Ltd** (ACN 647 888 873) pursuant to section 127(1) of the *Corporations Act 2001* (Cth) by the signature of two of its directors:



-----  
Daniel Joseph Hanna - Director



-----  
Colin Paul Dewhurst - Director

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# CONSTRUCTION ISSUE

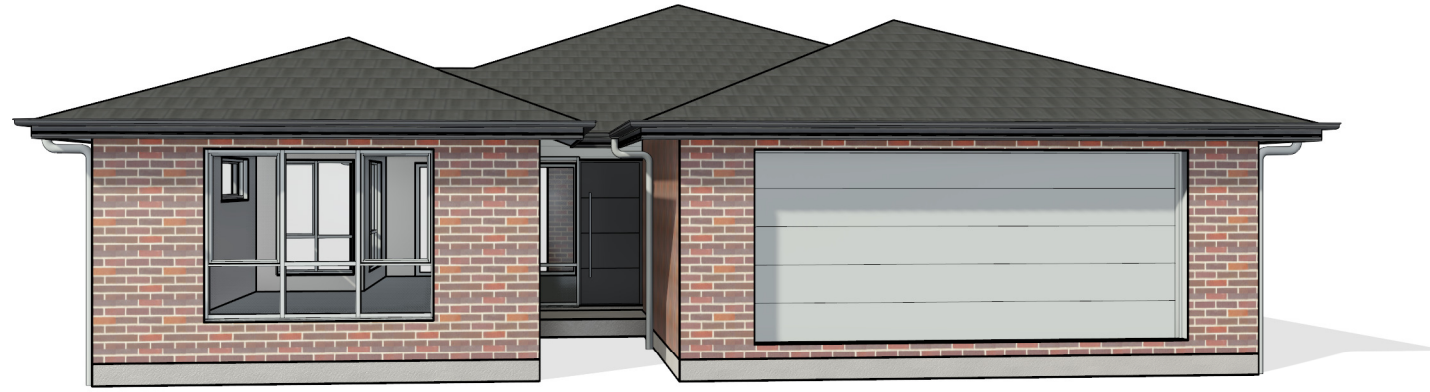
## REVISION B

PROPOSED RESIDENCE FOR

### PHILIP & RHONDA MACKRILL

AT

### LOT 70 CLANCE AVENUE PROPECT VALE TAS 7250



PAGE LIST	
PAGE NO	PAGE TITLE
01	COVER
02	SITE PLAN
03	FLOOR PLAN
04	3D VIEWS
05	ELEVATIONS A & B
06	ELEVATIONS C & D
07	CROSS SECTION
08	FOUNDATION PLAN
09	DRAINAGE PLAN
10	ROOF DRAINAGE
11	ELECTRICAL & FIXTURES PLAN
12	LIGHTING CALCULATOR
13	NCC WATERPROOFING 1
14	NCC WATERPROOFING 2
15	LIVABLE HOUSING REQUIREMENTS

#### GENERAL NOTES:

- ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH:
  - THE CURRENT NATIONAL CONSTRUCTION CODES (NCC)
  - THE STATE DEVELOPMENT CODE
  - BUILDING REGULATIONS
  - CURRENT ISSUES OF AUSTRALIAN STANDARDS & MANUFACTURERS SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES.
- SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.
- 3D VIEWS, PERSPECTIVES AND ILLUSTRATIONS ARE INTENDED TO BE A VISUAL AID ONLY. THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.
- ALL DIMENSIONS IN MILLIMETERS.
- DIMENSIONS TAKE PREFERENCE TO SCALE AND ARE TO STRUCTURE NOT FINISH ON NEW WORK. EXISTING WALLS MAY BE NOMINALLY DIMENSIONED.
- ALL DIMENSIONS, DETAILS, SITE LEVELS AND FINISHED FLOOR LEVELS TO BE CONFIRMED BY CONTRACTOR BEFORE COMMENCEMENT OF ANY CONSTRUCTION AND RESPONSIBLE PEOPLE NOTIFIED OF ANY DISCREPANCIES.
- MANUFACTURER'S SPECIFICATION MEANS A CURRENT APPROVED SPECIFICATION FOR USE UNDER THE CONDITIONS APPLICABLE THESE DRAWINGS ARE AVAILABLE DIGITALLY, IF REQUIRED.
- ANY DATA SUPPLIED BY OTHERS AND SHOWN ON THESE DRAWINGS ARE NOT THE RESPONSIBILITY OF THIS DESIGNER. ALL USERS OF THESE DRAWINGS ARE ADVISED TO CHECK OTHER SUPPLIED DATA.
- OWNER REMAINS RESPONSIBLE FOR ONGOING MAINTENANCE OF BUILDING. STRUCTURAL ELEMENTS IN PARTICULAR ARE TO REMAIN PROTECTED BY THE METHODS SHOWN AND LISTED IN THESE DRAWINGS.
- ALL WINDOW AND DOOR DIMENSIONS ARE NOMINAL.

#### SITE WORKS NOTES:

- POSITION OF DWELLING TO BE CONFIRMED BY SURVEYOR & CLIENT PRIOR TO ANY SITE WORKS.
- ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH THE CURRENT **ABC B HOUSING PROVISIONS PART 3.3** AND STATE LEGISLATION/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.
- BUILDER TO ENSURE THAT ACTUAL SEWER LINE AND MANHOLE POSITIONS MATCH THOSE AS SHOWN AS BASED ON LOCAL AUTHORITY DOCUMENTS. ANY DISCREPANCIES MUST BE BROUGHT TO ATTENTION AND RESOLVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- BUILDER TO DETERMINE APPROPRIATE PLATFORMING METHOD ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. FINISHED FLOOR LEVEL IS TO BE ABOVE THE MINIMUM LEVEL AS PER LOCAL AUTHORITIES REQUIREMENTS & TO COMPLY WITH THE CURRENT **ABC B HOUSING PROVISIONS PART 3.3.3**
- FALL OF LAND UNKNOWN AND IS TO BE CONFIRMED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION. ANY REQUIRED EARTHWORKS INCLUDING CUT, FILL, BATTERS AND RETAINING MUST COMPLY WITH THE CURRENT **ABC B HOUSING PROVISIONS PART 4.2.2**, AS 3798, AS4200 & **AS 4678**.
- THE FINISHED SURFACE IMMEDIATELY SURROUNDING THE DWELLING, 1000mm WIDE, IS TO FALL AWAY FROM THE DWELLING AT A SLOPE OF 1 IN 20 MINIMUM.
- STORMWATER MUST BE CONNECTED TO A LEGAL POINT OF DISCHARGE -
  - STORMWATER KERB ADAPTERS TO STREET (2 MAX.)
  - ROOFWATER/STORMWATER PIPE
  - BUBBLERS TO COUNCIL SPECIFICATION.
  - RAINWATER TANK, OVERFLOW MUST CONNECT TO STORMWATER SYSTEM.
- SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO ADJOINING PROPERTIES.
- ALL SUB-FLOOR AREAS MUST BE GRADED TO AVOID THE PONDING OF WATER.
- THE HEIGHT OF FENCES, INCLUDING THE HEIGHT OF RETAINING WALLS ARE NOT TO EXCEED 2.0m ABOVE FINISHED GROUND LEVEL **UNLESS** INDICATED ON THE PLANS AND TO LOCAL AUTHORITY APPROVAL.
- WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL IS ACHIEVED TO SUPPORT CONCRETE.

#### PATH/DRIVEWAY NOTES:

- DRIVEWAY SLOPE NOT TO EXCEED 1:4. CHECK WITH LOCAL AUTHORITY REQUIREMENTS PRIOR TO CONSTRUCTING ANY DRIVEWAYS, PATHWAYS OR CROSSOVERS BETWEEN THE PROPERTY BOUNDARY AND ROAD KERB.
- PROVIDE A LAYER OF SAND A MINIMUM OF 20mm THICK UNDER THE SLAB, COMPACTED AND LEVELED.
- SLAB THICKNESS, MESH TO ENGINEERS DESIGN.

#### 3D VIEW NOTES:

- GROUND LINE OR SLOPE OF SITE IS NOT REPRESENTED ON 3D VIEWS.
- FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
- 3D VIEWS, PERSPECTIVES AND ILLUSTRATIONS ARE INTENDED TO BE A VISUAL AID ONLY. THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

#### ELECTRICAL NOTES:

- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT **ABC B HOUSING PROVISIONS PART 9.5** SMOKE ALARMS MUST COMPLY WITH AS 3786.
  - ONLY USE PHOTOELECTRIC TYPE SMOKE ALARMS
  - ALL SMOKE ALARMS TO BE INTERCONNECTED
  - INSTALL LOCATIONS:
    - ON EACH LEVEL OF LIVING SPACE
    - OUTSIDE EACH BEDROOM AREA
    - IN EVERY BEDROOM (**QLD**)
- THIS PLAN IS INDICATIVE ONLY AND IS TO BE USED ONLY AS AN EXAMPLE. OWNERS TO NOMINATE FINAL POSITIONS OF ELECTRICAL APPLIANCES, LIGHTING AND ELECTRICAL FITTINGS.

#### ELEVATION NOTES:

- WALL FINISHES AND WINDOW TYPES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS.
- GROUND LINE SHOWN ON ELEVATIONS DOES NOT RELATE TO ACTUAL SLOPE OF SITE.
- FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
- ELEVATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

#### SECTION NOTES:

- TRUSS DESIGN IS INDICATIVE ONLY AND IS NOT PRESCRIPTIVE. FINAL DESIGN TO TRUSS MANUFACTURER SPECIFICATIONS.
- ALL PINE TO BE J4 MIN.
- ALL HWD. TO BE F14 MIN.
- GROUND LINE SHOWN DOES NOT RELATE TO ACTUAL SLOPE OF SITE.
- FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
- SECTIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

#### FOUNDATION NOTES:

- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES. SITE CLASSIFICATION IS TO BE CONFIRMED BY INSPECTION OF FOOTING EXCAVATIONS.
- PLUMBER RESPONSIBLE TO LOCATE AND CONFIRM SEWER HOUSE CONNECTION LOCATION ACCURATELY PRIOR TO COMMENCEMENT. PLUMBER IS TO VERIFY WITH SITE SUPERVISOR PRIOR TO SETTING OUT FIXTURE DRAINAGE POINTS. NO AMENDMENTS OR SPECIAL FIXTURES HAVE BEEN NOMINATED.
- WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL ACHIEVED TO SUPPORT CONCRETE.
- REBATE GARAGE DOORS & SLIDING GLASS DOORS 20mm, AND SHOWER RECESSES 50mm IN LOCATIONS SHOWN.
- ACCORDING TO MANUF' SPEC. OR BUILDERS DIRECTIONS.
- MINIMUM COVER TO GROUND - 50mm.
- TOP COVER TO SLAB REINFORCEMENT - 30mm.
- GRADE FINISHED GROUND SURFACE TO DIVERT WATER AWAY FROM BUILDING.
- WATERPROOF MEMBRANE IS 0.2mm POLYETHYLENE. JOINTS ARE TO BE LAPPED 300mm AND TAPED.
- REINFORCEMENT TO BE SUPPORTED ON PLASTIC CHAIRS AT 1000mm CRS.
- ALL CONCRETE IS TO BE MECHANICALLY VIBRATED DURING PLACING.
- FILL MATERIAL AND SAND UNDER SLABS IS TO BE COMPACTED TO 95% OF MAX. DRY DENSITY.
- FLOORS TO ALL WET AREAS TO HAVE A FALL TO A FLOOR WASTE.

#### SITE INFORMATION:

LAND TITLE REFERENCE: 70/189623  
SUBURB: PROSPECT VALE  
LOCALITY: PROSPECT VALE  
LOCAL AUTHORITY: MEANDER VALLEY  
ZONING: GENERAL RESIDENTIAL

LAND SIZE: 614.9m<sup>2</sup>  
DWELLING FLOOR AREA: 197.4m<sup>2</sup>  
SITE COVERAGE: 32.1%  
PORCH/PATIO AREA: 21.3m<sup>2</sup>

#### OVERLAYS:

LOW LANDSLIP HAZARD BAND, WATERWAY AND COASTAL PROTECTION AREA, ELECTRICITY TRANSMISSION CORRIDOR, PRIORITY VEGETATION AREA, SCENIC PROTECTION AREA, BUSHFIRE-PRONE AREA

WIND CLASSIFICATION: N2 (-m/s)  
TERRAIN CATEGORY: TC 2.5  
SHIELDING: PS  
BAL LEVEL:  
TOPOGRAPHIC: T1  
CLIMATE ZONE: N2  
CORROSION ENVIRONMENT:  
SOIL TYPE: CLASS H2

#### FLOOR PLAN NOTES:

- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT **ABC B HOUSING PROVISIONS PART 9.5**. SMOKE ALARMS MUST COMPLY WITH AS3786.
  - ONLY USE PHOTOELECTRIC TYPE SMOKE ALARMS
  - ALL SMOKE ALARMS TO BE INTERCONNECTED
  - INSTALL LOCATIONS:
    - ON EACH LEVEL OF LIVING SPACE
    - OUTSIDE EACH BEDROOM AREA
    - IN EVERY BEDROOM (**QLD ONLY**)
- WALL FINISHES AND WINDOW TYPES ON 3D VIEWS ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
- ALL GLAZING TO BE IN ACCORDANCE WITH AS1288. WINDOWS SIZES MAY VARY DUE TO MANUFACTURER'S SPECIFICATIONS.
- BUILDER TO CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE CLADDING/LININGS (UNO).
- S.S. BALUSTRADING TO COMPLY WITH THE CURRENT **ABC B HOUSING PROVISIONS PART 11.3.6**
- DOORS TO W.C.'S TO HAVE LIFT OFF HINGES (ONLY IF THE DOORS SWING IN TOWARDS THE W.C.).
- MASONRY CONSTRUCTION TO AS 3700.
- REFER ENGINEERS DRAWINGS & SPECIFICATIONS FOR ALL STRUCTURAL DETAILS, FRAMING, BRACING, TIE DOWN AND SLAB/FOOTING DETAILS.
- SEAL WET AREAS IN ACCORDANCE WITH AS3740 & THE CURRENT **ABC B HOUSING PROVISIONS PART 10.2**.
- PROVIDE FLOOR WASTE TO ALL WET AREAS.

#### ROOF DRAINAGE NOTES:

- ALL GUTTER AND DOWNPIPE WORKS TO AS/NZS 3500.3 AND THE CURRENT **ABC B HOUSING PROVISIONS PART 7.4**.
- DOWNPIPES (DP) TO BE 90mmØ UPVC.
- TEMPORARY DOWNPIPES TO BE PROVIDED AT DP LOCATIONS DURING CONSTRUCTION DRAINING ROOFWATER ONTO GROUND, 2M MIN AWAY FROM BUILDING.
- ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH **THE CURRENT NCC VOL. 3 PART B6 AND B7**, THE CURRENT **ABC B HOUSING PROVISIONS PART 7.4**, STATE LEGISLATION/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.
- THE ROOF DRAINAGE SYSTEM MUST BE PROVIDED WITH AN OVERFLOW TO PREVENT THE BACKFLOW OF WATER INTO THE BUILDING.
- THE AREA SPECIFIC RAINFALL INTENSITY **FOR GUTTERING SELECTION, OVERFLOW MEASURES & DOWNPIPES MUST BE SELECTED FROM THE RELEVANT TABLES IN THE CURRENT ABC B HOUSING PROVISIONS PART 7.4** OR FROM AS/NZ3500.
- EAVES GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 500 WITH SUPPORT BRACKETS AT 1.2m MAXIMUM CENTRES.
- BOX GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 100 IN ACCORDANCE WITH AS/NZ3500.3.
- DOWNPIPES MUST SERVE NOT MORE THAN 12 METERS OF GUTTER LENGTH FOR EACH DOWNPIPE WHICH MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS. EAVES GUTTERS MUST BE PROVIDED WITH AN OVERFLOW SYSTEM WHERE DOWNPIPES ARE LOCATED MORE THAN 1.2 METRES FROM A VALLEY GUTTER.



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QLD QBCC: 15040886  
VIC VBA: CDB-U 73620  
TAS BSP: 071565667  
ABN: 31 615 195 818

PLAN NUMBER:  
#2637

BUILDERS NUMBER:  
N/A

AREI PLAN CODE:  
AREI DESIGNS

CLIENT:  
**ABODE DESIGNER HOMES**

DRAWING NAME:  
**COVER**

PROJECT:  
**PROPOSED RESIDENCE FOR PHILIP & RHONDA MACKRILL AT LOT 70 CLANCE AVENUE PROPECT VALE TAS 7250**

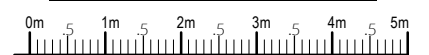
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01 OF 15

SCALE @ A3  
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REV	DESCRIPTION	DRAWN	DATE
A	PRELIMINARY ISSUE	SM	27/02/26
B	CONSTRUCTION ISSUE	SM	09/03/26

USE SCALE & RULER AS A GUIDE ONLY

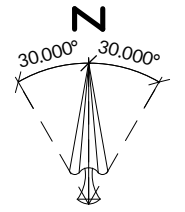


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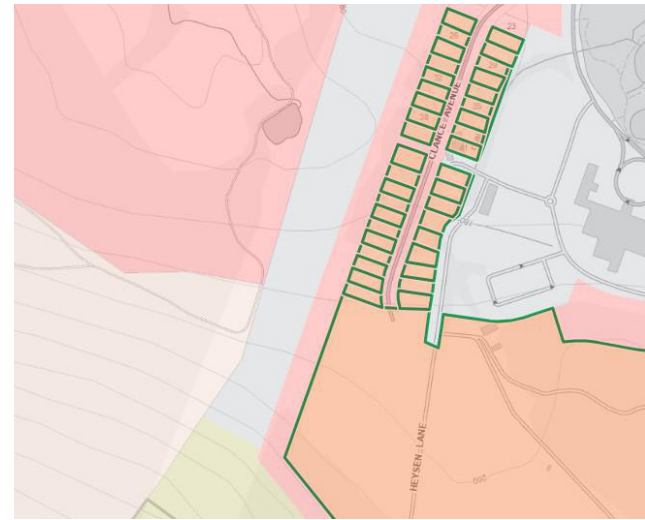
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**SITE / HOUSE FFLS**

PAD LEVEL - 179.900  
 MAIN FLOOR LEVEL - 179.500  
 GARAGE LEVEL - 179.500  
 PORCH / PATIO LEVEL - 179.430



PD4.1 CLAUSE 10.4.4  
 W2 SATISFIES A1.



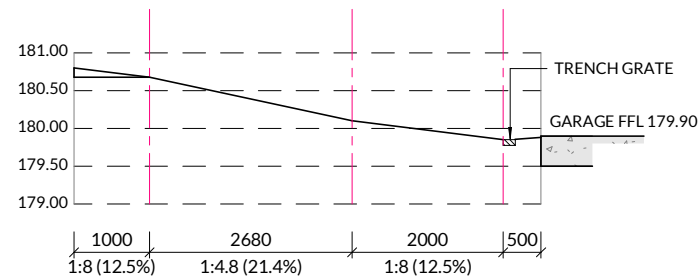
**COUNCIL ONLINE MAPPING AERIAL VIEW**



Dwelling is No Planning Permit required

**LEGEND**

- UNDERGROUND GAS MARKER
- HYDRANT
- STORM WATER PIT
- WATER CONNECTION
- ELECTRICAL TURRET
- TELSTRA PIT
- MAN HOLE
- 100mm DOWN PIPE
- POWER POLE
- STREET LIGHT
- SITE BENCH MARK
- SEWER LINE
- CONTOUR LINE
- EXISTING RETAINING
- NEW RETAINING
- ROOF LINE
- DOWNPIPE (DP) STORM WATER LINE
- FENCE
- ELECTRICAL (UNDERGROUND)
- ELECTRICAL (OVERHEAD)
- TELSTRA COMMUNICATIONS
- WATER LINE



**DRIVEWAY SECTION**  
 1: 100

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 TAS BSP: 071565667  
 ABN: 31 615 195 818

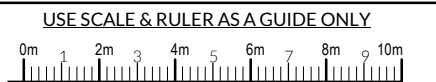
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 #2637  
 BUILDERS NUMBER:  
 N/A  
 AREI PLAN CODE:  
 AREI DESIGNS

CLIENT:  
**ABODE DESIGNER HOMES**  
 DRAWING NAME:  
**SITE PLAN**

PROJECT:  
**PROPOSED RESIDENCE FOR PHILIP & RHONDA MACKRILL AT LOT 70 CLANCE AVENUE PROPECT VALE TAS 7250**

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REV	DESCRIPTION	DRAWN	DATE
A	PRELIMINARY ISSUE	SM	27/02/26
B	CONSTRUCTION ISSUE	SM	09/03/26



**CONSTRUCTION ISSUE**

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Sheds & More

## LAUNCESTON

QUOTE NUMBER
101256
5/03/2026
<b>Quote Valid for 30 Days</b>

Dear Philip Mackrill,

Thank you for your enquiry. We are pleased to present our quote for your new Fair Dinkum Build.

### Australia's most trusted name in sheds and more.

We believe some of life's best moments start in our sheds, garages, carports, patios, barns and storage units. We're talking moments like completing that amazing car restoration, hosting a wonderful surprise party, dusting off the Christmas tree at the start of summer - or hearing all Dad's classic jokes in while you prep the boat for a perfect day out on the water.

Nothing beats a Fair Dinkum. Our sheds are designed for one of the world's most unforgiving climates and we've been supplying Fair Dinkum Aussie quality builds for over 30 years.

Skyline Roofing & Sheetmetal have been supporting the local community in Northern Tasmania for nearly 40 years in the roof, cladding and shed industry. You can rely on our experience and expertise to ensure you get the shed you need!!

CUSTOMER DETAILS			
<b>Customer Name:</b> Philip Mackrill		<b>Mobile:</b>	
<b>Site Address:</b> 39 Clance Street Prospect Vale 7250		<b>Email:</b> philipmackrill@gmail.com	
BUILDING SUMMARY		DESIGN FACTORS	
<b>Span</b>	4m	<b>Importance Level</b>	2
<b>Length</b>	8m	<b>Wind Region</b>	Reg A
<b>Bay Width</b>	4m x 2 bay(s) at 4m each	<b>Terrain Category</b>	TCat 2.5
<b>Eave Height</b>	2.4m	<b>Topography</b>	1.04
<b>Roof Pitch</b>	Monopitch 5Deg	<b>Shielding Factor</b>	1
<b>Left Lean-to</b>		<b>Internal Pressure</b>	-0.71, 0.76
<b>Right Lean-to</b>		<b>Site wind speed in m/s</b>	40.7

Should you need to discuss any part of your quote, please do not hesitate to reach out to our expert team.

**Kalem Richardson**  
SHED SALES MANAGER

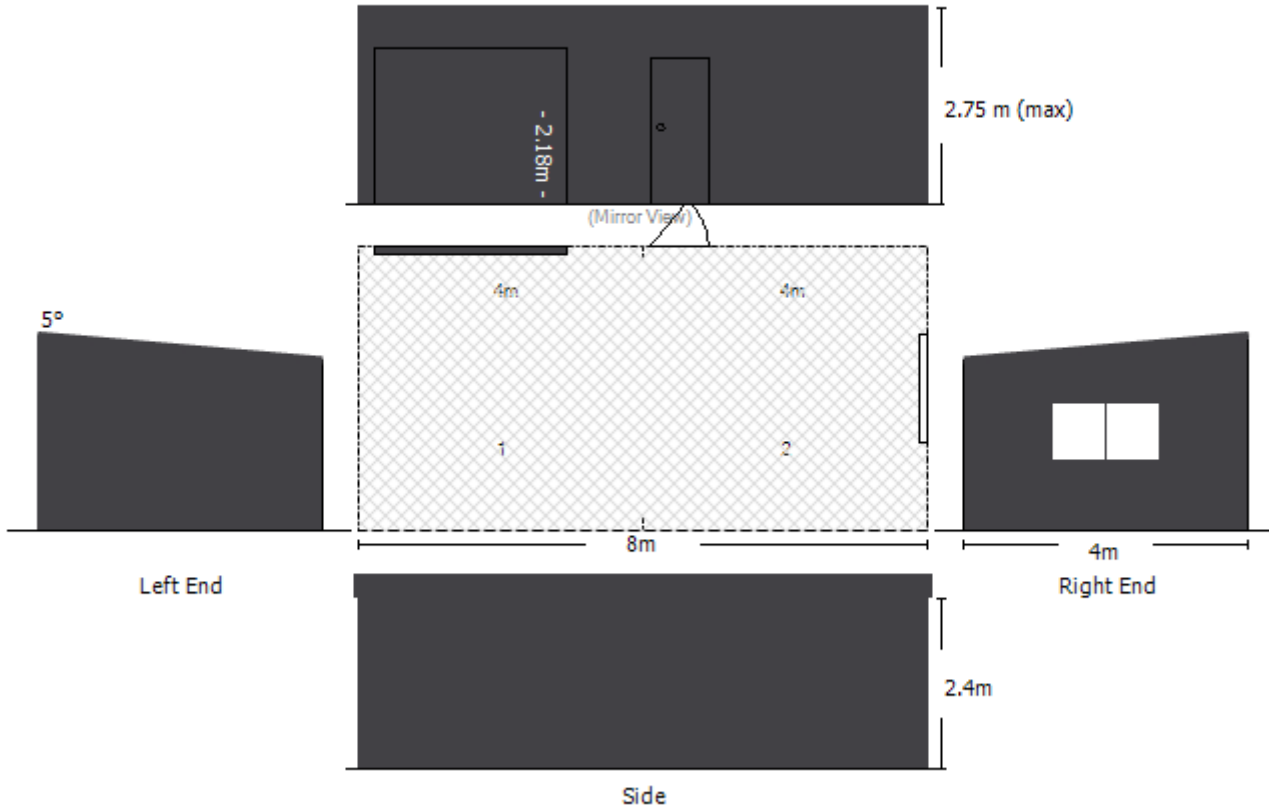
Fair Dinkum Builds Launceston is part of locally owned Skyline Roofing & Sheetmetal  
99 to 103 Forster Street, INVERMAY TAS 7248  
P: 03 6334 5535 E: sales@launcestonsheds.com.au

Launceston Sheds Pty Ltd (ABN: 21 679 529 170), trading as Fair Dinkum Builds Launceston.

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**LAUNCESTON**

**YOUR DESIGN**



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**LAUNCESTON****YOUR SITE SPECIFIC WIND SPEED ASSESSMENT**

For your peace of mind, we are ShedSafe accredited and utilise the Australian Steel Institute's site check software to ensure your shed design is engineered specifically for your site and local conditions. By using this very accurate and sophisticated program, we can determine your site-specific wind speed to provide you the best solution for your project.

The calculated site wind speed using AS1170.2 is **40.7 m/s** for the above property address.

**SITE LOCATION**

Property Address	39 Clance Street Prospect Vale 7250
Building Details	4m x 8m x 2.4m - 5Deg Monopitch
Wind criteria	Reg A : TCat 2.5 : Shielding 1 : Topo 1.04 : Non-Alpine

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## LAUNCESTON

BUILDING DETAILS		CUSTOMER INITIAL	INTERNAL CHECK
<b>Wall Sheeting</b>	Monoclad TCT 0.47, CB COLORBOND® MONUMENT		
<b>Roof Sheeting</b>	Corrugated TCT 0.47, CB COLORBOND® MONUMENT		
<b>Roller Doors</b>	1x 2.20h X 2.77 CB *Series A # COLORBOND® MONUMENT		
<b>Roller Door Motors</b>			
<b>PA Door</b>	1x Personal Access Door in LEFT of Bay 2 of BACK wall. COLORBOND® MONUMENT		
<b>Gutter</b>	Quad 115 Plain Gutter CB COLORBOND® MONUMENT		
<b>Downpipes</b>	No downpipes or gutter pops are supplied with your building		
<b>Barge Flashings</b>	COLORBOND® MONUMENT		
<b>Corner Flashings</b>	COLORBOND® MONUMENT		
<b>Door Flashings</b>	COLORBOND® MONUMENT		

OPTIONAL EXTRAS			
Skylights			
Divider Walls			
Glass sliding door	COLORBOND® MONUMENT		
Windows	1x 790 X 1505, Standard Glass COLORBOND® MONUMENT		
Insulation	Med grade foil 20 mtr x 1.35m for ROOFMAIN for area 33.72834m2 Roofing wire 1.8m x 50m (300 x 150 x 2.0) for ROOFMAIN for area 33.72834m2		
Whirlybirds			
Mezzanine			
Mezzanine Stairs			
Commercial Slide Door			

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**LAUNCESTON**

**MATERIAL SPECIFICATION**

Columns	C15019	Purlins	TS06410
Rafters	C15024	Side Girts	TS06410
Knee/Apex Brace	C10010	End Girts	TS06410
Left Lean-to Column		Right Lean-to Column	
Left Lean-to Rafter		Right Lean-to Rafter	

**FOOTING**

**SLAB**

Min 100mm Slab thickened locally under each column by BLOCK footing

Concrete Block locally under each column 300mm x 300mm x 300mm length x width x depth

The above foundation details are only suitable for soil classification A.S. or M and S.B.V. 100 kPa min. For other soil types refer to a registered structural engineer.

Refer to sheet No '4' in plans for details other than shown on specification sheet and footing diagram sheet



**MADE WITH  
GENUINE  
COLORBOND®  
STEEL**

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**LAUNCESTON**

**PRICE FOR SUPPLYING YOUR BUILDING**

	<b>YOUR KIT ONLY PRICE</b>
<b>TOTAL PRICE</b>	<b>\$10,193.00</b>
	<b>Incl. GST &amp; Delivery</b>

**SLAB & FOOTINGS PRICE**

Fair Dinkum Builds Launceston can provide you with the concrete slab for your new building. We utilise a combination of our own crews and a select range of subcontractors to undertake the excavation and concreting works for your build.

This price is based on the following assumptions and is subject to a final site visit prior to final confirmation of the price.

- Excavation of a flat site only which involves stripping away 100mm to 150mm of topsoil only
- Placement and compaction of 100mm to 150mm of base material
- Localised thickening under each column only (Not to the entire slab perimeter)
- 100mm thick concrete slab with SL82 mesh central
- Rebate to slab edge for vermin proofing

	<b>PRICE</b>
<b>TOTAL PRICE</b>	<b>\$5,760.00</b>
	<b>Incl. GST</b>

The price above excludes the following:

- Continuous edge beam to perimeter of slab
- Bulk excavation works or placement of fill over the 100mm to 150mm allowance included above
- Any works to run electricity or plumbing including downpipes
- Block walls, custom engineering or custom slab designs
- Any work beyond 50km of Launceston CBD so no allowance for any travel or accommodation costs

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Sheds & More

## LAUNCESTON

### BUILD PRICE

Fair Dinkum Builds Launceston can provide you with a complete construction service for your new building. We utilise a combination of our own crews and a select range of subcontractors to undertake this component of the work.

This price is based on the following assumptions and is subject to a final site visit prior to final confirmation of the price.

- Slab complete and level (Where undertaken by property owner or a contractor not working for Fair Dinkum Builds Launceston)
- Erection of the shed frame to the engineering plans
- Installation of roof and wall cladding
- Installation of flashings as supplied with the kit
- Installation of roller doors, PA doors, windows and sliding doors (Where applicable)
- Site clean-up upon completion of the works
- EWP Hire as required to complete the work

	<b>PRICE</b>
<b>TOTAL PRICE</b>	<b>\$5,980.00</b>
	<b>Incl. GST</b>

The price above excludes the following:

- Any custom flashings or other customised works not included as part of the kit
- Any work beyond 50km of Launceston CBD so no allowance for any travel or accommodation costs
- Vermin flashings unless supplied with kit (Where these have been supplied in the kit quote, installation has been allowed for)

Any works associated with power, plumbing or other types of fitout work

### TOTAL CONTRACT PRICE

	<b>PRICE</b>
<b>TOTAL PRICE</b>	<b>\$21,933.00</b>
	<b>Incl. GST</b>

Fair Dinkum Builds Launceston is part of locally owned **Skyline Roofing & Sheetmetal**

99 to 103 Forster Street, INVERMAY TAS 7248

P: 03 6334 5535 E: sales@launcestonsheds.com.au

Launceston Sheds Pty Ltd (ABN: 21 679 529 170), trading as Fair Dinkum Builds Launceston.

Fair Dinkum Builds™ is a trade mark used under licence from Stramit Corporation Pty Limited, ACN 005 010 195.

**LAUNCESTON****TERMS & CONDITIONS****ENGINEERING PLANS FOR YOUR BUILDING**

Launceston Sheds Pty Ltd can supply your engineering plans for Council approval. Please note, these plans are not site-specific plans such as a Site Layout Plan or Drainage Plan. You will need to contact a Building Designer for this or talk to us and we can organise this component of the project for you. To obtain engineering plans a 15% deposit of your kit amount is to be paid, this will be deducted off the total cost of your quote.

**PAYMENT FOR YOUR NEW STEEL BUILDING**

The following payment terms are required with Launceston Sheds Pty Ltd:

15% of your kit amount for your Engineering Plans only;

60% deposit to proceed with ordering your shed kit;

\$500 deposit for Build + \$500 deposit for Slab & Footing costs at the time of ordering your kit with the balance to be paid one week in advance of the build & slab dates.

25% remaining balance of your shed kit due one week prior to delivery.

**PAYMENT DETAILS**

We offer the following payment methods to Clients, noting that there are fees associated with some payment methods.

Cash in person

Credit Card in person only (We do not offer over the phone payment for sheds) **PLEASE NOTE:** incurs a 2% surcharge

Direct credit into our bank is available, in this instance individual invoices will be raised by our accounts department and submitted to you for payment once quote has been accepted.

**MISSING/DAMAGED COMPONENTS OR LATE DELIVERY**

From time-to-time, there may be a component missing or damaged from your kit. While we endeavour to ensure 100% supply of materials on time and in good condition as agreed, where it occurs that a component is missing or damaged, Launceston Sheds Pty Ltd are not liable for associated costs. These may include but not be limited to unreasonable express/overnight freight costs, costs for labour for any personnel erecting the kit, delay costs, machinery/plant costs or the like. What we do guarantee you is that if a component is missing, we will ensure a timely replacement time frame by any means that we have available for sourcing a replacement item for the same cost as the original. The same is applicable where delivery may be delayed due to circumstances outside of our control.

**DELIVERY OF YOUR KIT**

Delivery of your kit is on a date as agreed between both parties. Should you request a specific location for your kit to be dropped off, we will endeavour to meet this requirement however this will be subject to the space requirements, accessibility and the capability of the crane truck to reach the desired area. We will not be held responsible for any relocation costs.

**SCREWS & GLAZED ITEMS**

Due to past instances of screws and glazed items going missing from kits when delivered onsite, more so in remote areas, we keep your screws and glazed items in our store for you to collect from us when you are ready to commence construction of your kit. Where you wish to have these items delivered with your kit, you must notify us 7 days prior to delivery so we can organise this with our carrier. Failure to notify us will mean we have assumed for all intents and purpose that you intend on collecting these components from us. Should this not be the case, Launceston Sheds Pty Ltd will not be held liable for freight costs or any other costs listed under the section titled "MISSING/DAMAGED COMPONENTS OR LATE DELIVERY".

**CONFIRMATION OF ORDER**

You are responsible for checking your order upon delivery, in accordance with the Bill of Materials (BOM) supplied by Launceston Sheds Pty Ltd, to ensure all components are supplied and are in an acceptable condition. This check must be completed within 14 days of delivery. At this time, it will be deemed that you have checked your order and you are satisfied with the quantity and condition of the building and all materials supplied.

**AGREEING TO THESE TERMS & CONDITIONS**

By signing this quote, you are agreeing to the Terms & Conditions set out herein and agree to purchase the building at the agreed price to the agreed measurements including options and accessories as per this quote and agreement.

Therefore, no changes are possible after this time. By signing this quotation, you confirm that you have read and

understand the terms and conditions of sale and supply set out herein and that you wish to place the order as

specified. You acknowledge that no responsibility will be accepted by Launceston Sheds Pty Ltd for goods which are held longer than 2 weeks from the date of delivery.

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**LAUNCESTON**

**CONFIRMATION OF ORDER**

I hereby agree to place this order based on the details of the steel building and terms and conditions provided within this document.

**CLIENT NAME:**

**CLIENT SIGNATURE:**

**PLEASE INITIAL EACH PAGE & COLOURS  
LISTED UNDER BUILDING SUMMARY**

**DATE:**

**OUR COMMUNITY**

For over a decade, we've proudly supported the Australian Men's Shed Association as the exclusive shed partner and provided direct funding and discounts to more than 150 local Men's Sheds throughout Australia.

From hosting bbqs to recycling scrap materials, we encourage our network of branches to work closely with their local Men's Shed to build relationships and discuss opportunities on a local level. We also offer support through signage, online promotion, templates and other materials.

[mensshed.org](http://mensshed.org)



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Version: 1, Version Date: 24/04/2026

## DESIGN STATEMENT

### Proposed shed at 39 Clance Ave, Prospect Vale.

The proposed shed falls partially into a Waterway Protection Area at the rear of the property. The works will not have an unnecessary or unacceptable impact on natural assets.



## C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

<p><b>Objective:</b></p>	<p>That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.</p>
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b> Buildings and works within a waterway and coastal protection area must:</p> <ul style="list-style-type: none"> <li>(a) be within a building area on a sealed plan approved under this planning scheme;</li> <li>(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</li> <li>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</li> </ul>	<p><b>P1.1</b> Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> <li>(a) impacts caused by erosion, siltation, sedimentation and runoff; The proposed shed will facilitate less erosion and runoff by controlled drainage connected to onsite stormwater connection.</li> <li>(b) impacts on riparian or littoral vegetation; n/a</li> <li>(c) maintaining natural streambank and streambed condition, where it exists; Complies</li> <li>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; Complies</li> <li>(e) the need to avoid significantly impeding natural flow and drainage; Complies</li> <li>(f) the need to maintain fish passage, where known to exist; n/a</li> <li>(g) the need to avoid land filling of wetlands; n/a</li> <li>(h) the need to group new facilities with existing facilities, where reasonably practical; n/a</li> <li>(i) minimising cut and fill; There will be no cut and fill earthworks in the construction of the shed.</li> </ul>

	<p>(j) building design that responds to the particular size, shape, contours or slope of the land; Complies</p> <p>(k) minimising impacts on coastal processes, including sand movement and wave action; n/a</p> <p>(l) minimising the need for future works for the protection of natural assets, infrastructure and property; Complies</p> <p>(m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and</p> <p>(n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>.</p>