



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2026/061627**

**PROPOSAL:** Dwelling & Outbuilding (Single Dwelling)

**LOCATION:** 5 Rainbow Terrace, Opossum Bay

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 15/07/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 15/07/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 15/07/2026 00:00:00.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

## Planning Application

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Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **New Dwelling and Outbuilding**

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Location: **5 Rainbow Terrace, Opossum Bay**

**Personal Information Removed**



exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Vacant**

Does the proposal involve land administered or owned by the Crown or Council? Yes  No

#### Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

#### Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

**Personal Information Removed**



## Planning Application checklist

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### Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

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### Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

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- Site analysis and site plan, including where relevant:
    - Existing and proposed use(s) on site.
    - Boundaries and dimensions of the site.
    - Topography, including contours showing AHD levels and major site features.
    - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
    - Soil type.
    - Vegetation types and distribution, and trees and vegetation to be removed.
    - Location and capacity of any existing services or easements on/to the site.
    - Existing pedestrian and vehicle access to the site.
    - Location of existing and proposed buildings on the site.
    - Location of existing adjoining properties, adjacent buildings and their uses.
    - Any natural hazards that may affect use or development on the site.
    - Proposed roads, driveways, car parking areas and footpaths within the site.
    - Any proposed open space, communal space, or facilities on the site.
- 



- Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
  - Private open space for each dwelling.
  - External storage spaces.
  - Car parking space location and layout.
  - Major elevations of every building to be erected.
  - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
  - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
  - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
  - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
  - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.
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This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 101208	FOLIO 1
EDITION 8	DATE OF ISSUE 04-Nov-2025

SEARCH DATE : 25-May-2026

SEARCH TIME : 03.30 pm

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 1 on Sealed Plan [101208](#)  
 Derivation : Part of 3900 Acres Gtd to George Henry Blake  
 Gellibrand  
 Prior CT [4463/32](#)

SCHEDULE 1

[N284057](#) TRANSFER to HELEN MUNDAY and CLIFFORD MUNDAY  
 Registered 04-Nov-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[SP8291](#) FENCING COVENANT in Schedule of Easements  
[SP101208](#) FENCING PROVISION in Schedule of Easements  
[SP2981](#), [SP101208](#) COUNCIL NOTIFICATION under Section 468(12) of  
 the Local Government Act 1962  
[E434298](#) MORTGAGE to B&E Ltd Registered 04-Nov-2025 at 12.01  
 pm

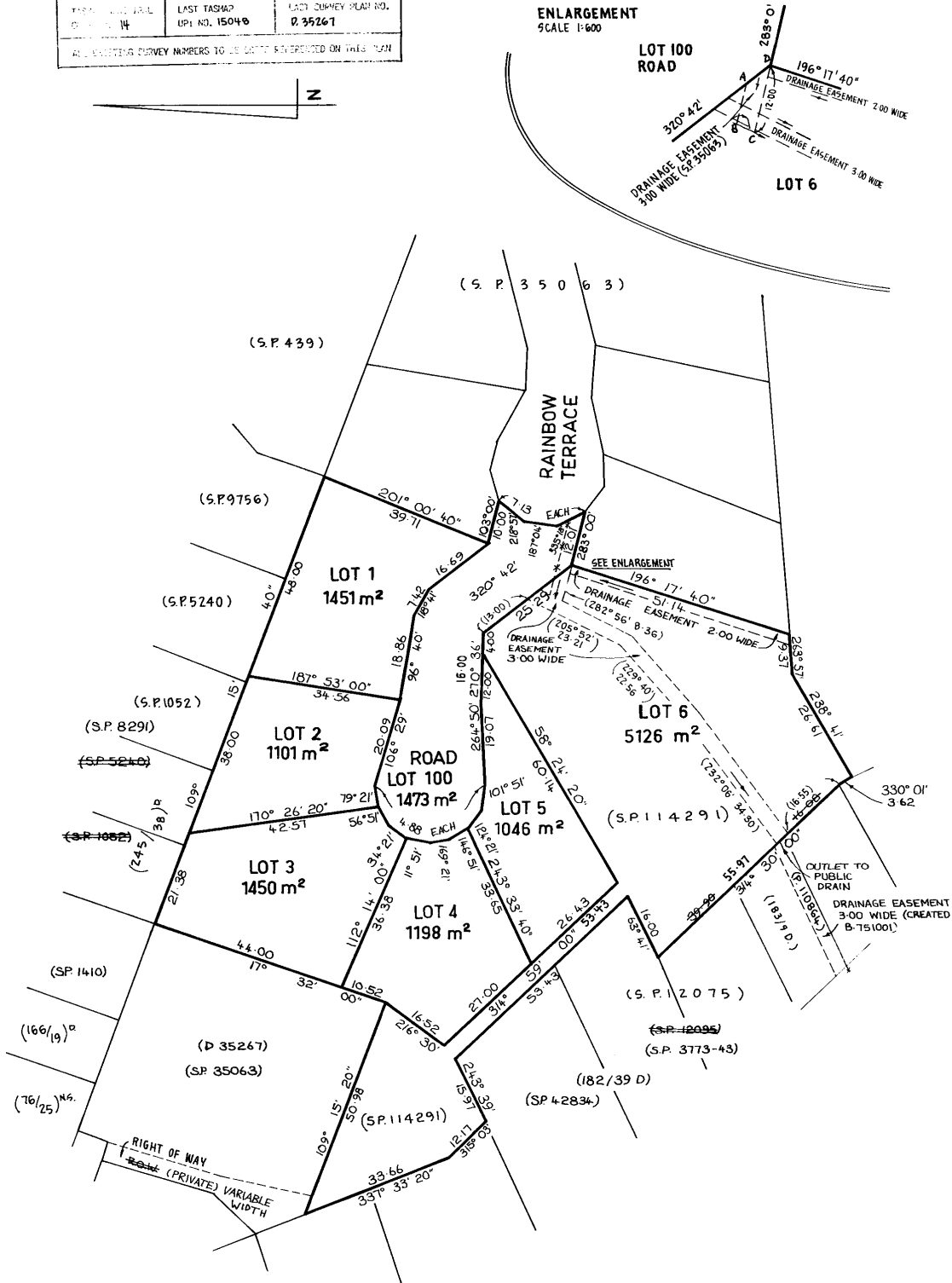
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: SEABROOK HOLDINGS PTY. LTD.	<b>PLAN OF SURVEY</b> by Surveyor... J.L. CERUTTY of land situated in the CROMER & CERUTTY PTY/LTD. 7 BAYFIELD ST. ROSNY PARK.  <b>CITY OF CLARENCE</b>  SCALE 1: 750 MEASUREMENTS IN METRES	REGISTERED NUMBER <b>SP101208</b>
Title Reference: <del>SP 3577/4</del> 4463/32		Approved Effective from: <b>11 SEP 1992</b>
Grantee: PART OF 3900 ACRES GTD. TO GEORGE HENRY BLAKE GELLIBRAND.		<i>Mark J. Cerutti</i> Recorder of Titles

THIS PLAN IS VALID FROM 14	LAST TASMAN UPI NO. 15048	LAST SURVEY PLAN NO. 0 35261
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ALL EXISTING SURVEY NUMBERS TO BE CANCELLED REFERENCED ON THIS PLAN





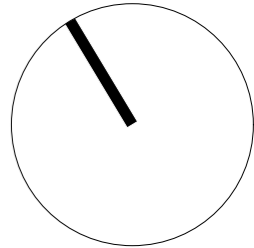
PRECISION  
DESIGN & DRAFTING

Katie Court

a : 76 Gillies Road,  
Granton. TAS. 7030

m : 0400 598 990

e : katie.court1@gmail.com



JOB : PROPOSED DWELLING

AT : #5 RAINBOW TERRACE,  
OPOSSUM BAY

FOR : MR C AND MRS H MUNDAY

DRAWING TITLE :

### SITE PLAN

DRAWN: DATE: DWG NO. :  
KC 15.06.26

SCALE:  
A3 1:200

# 01

**Note:**  
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.  
All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

**Important Notice for Attention of Owner:**

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

**Site Lot 1**  
**Site Area : 1452m<sup>2</sup>**  
**Site Coverage : 373.17m<sup>2</sup> = 25.7%**

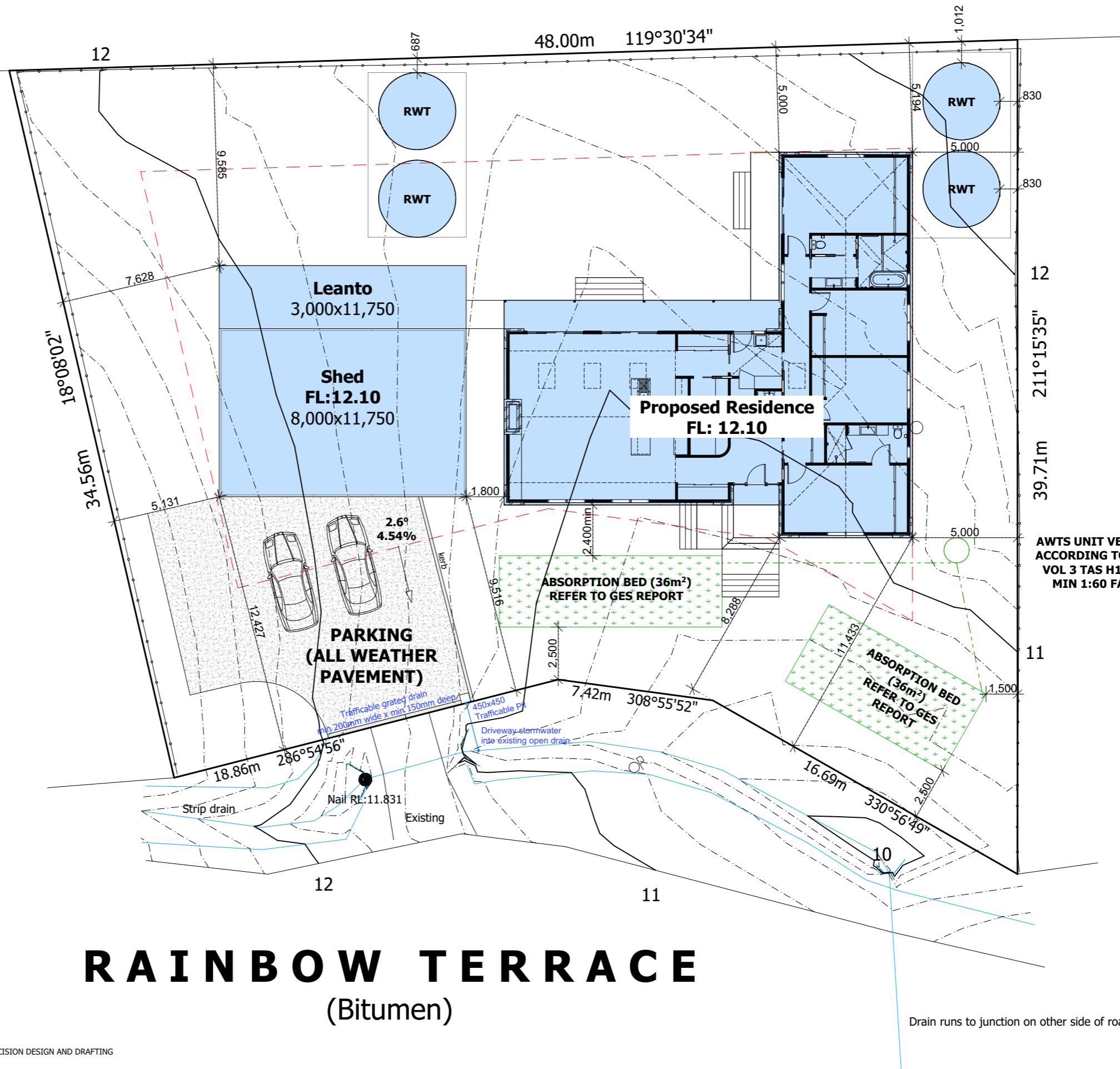
**RWT - Water Tank 23,650 Ltrs.**  
3670 diam, 2670 high, 2380 inlet height.  
(Monument).  
Overflow dispersed into ground via 3m long slotted pipe.

**SOIL AND WATER MANAGEMENT NOTES:-**

- Site to be vegetated and planted according to the satisfaction of the Hobart Regional soil and water management code of practice.
- Site to be disturbed as minimal as possible, (i.e. only building, drainage and immediate adjoining areas).
- Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.
- Apply temporary covering (eg, waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.
- Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them.
- Limit entry/exit to one point and stabilise. Install facilities to remove dirt/mud from vehicle wheels before they leave the site.
- All soil/excavated matter to be retained on site, to be used as battered fill required for the landscaping areas.

Stabilised site entry / exit point:-

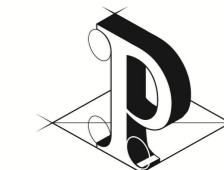
1. Strip topsoil and level.
2. Compact subgrade.
3. Cover area with needle-punched geotextile.
4. Construct 200mm thick pad over geotextile using roadbase or 40mm aggregate. Minimum length 5 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.



# RAINBOW TERRACE

(Bitumen)

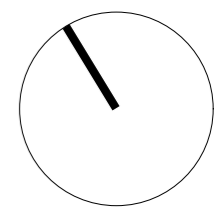
Drain runs to junction on other side of road



# PRECISION DESIGN & DRAFTING

Katie Court  
a : 76 Gillies Road,  
Granton. TAS. 7030  
m : 0400 598 990  
e : katie.court1@gmail.com

- GENERAL :**
- ALL FLASHINGS TO BE IN ACCORDANCE WITH THE NCC 2022.
  - WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH PART 5.7 OF THE NCC 2022.
  - FIBRE CEMENT SHEET IN ACCORDANCE WITH PART 7.5 OF THE NCC 2022.
  - BRICK CONSTRUCTION IN ACCORDANCE WITH THE NCC REQUIREMENTS.
  - ATTACHMENT OF DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS IN ACCORDANCE WITH PART 12.3 OF NCC 2022.
  - PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS WITH SELECTED CORNICE.
  - WHERE WINDOWS OR DOORS ARE TO BE INSTALLED DIRECTLY ON TOP OF A SLAB EDGE, A MINIMUM 20MM REBATE MUST BE PROVIDED. ALTERNATIVELY THEY MAY BE FLASHED OR A SUB SILL INSTALLED TO PREVENT WATER PENETRATION AND STRUCTURAL DAMAGE TO THE BUILDING ELEMENTS.



JOB : PROPOSED DWELLING  
AT : #5 RAINBOW TERRACE,  
OPOSSUM BAY  
FOR : MR C AND MRS H MUNDAY

DRAWING TITLE :

## FLOOR PLAN

DRAWN: KC DATE: 15.06.26 DWG NO. :

SCALE: A3 1:100

# 02

Floor Area : 215.6m<sup>2</sup>, 23.21sq  
Verandah Area : 32.31m<sup>2</sup>, 3.48sq



**Note:**  
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.  
All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

**Important Notice for Attention of Owner:**  
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- ENERGY EFFICIENCY AND CONDENSATION MANAGEMENT:**
- BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.5. (ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)
  - EXTERNAL WALLS TO BE CLAD WITH CLASS 4 VAPOUR-PERMEABLE WRAP OVER THE OUTSIDE OF THE TIMBER STUD FRAME. 50MM X 25MM TREATED PINE BATTENS SPACED FOR EXTERNAL CLADDING OVER WRAP. PROVIDE EMBER MESH 100MM UP STUDWORK AND FOLD OVER BATTENS TO CLOSE GAP AT BOTTOM OF WALL CAVITY.
  - SLAB TO BE INSULATED WITH 30MM KOOLTHERM K3 FLOOR BOARD OR EQUIVALENT (R1.4).
  - CEILING TO BE INSULATED WITH R 5.0.
  - SEAL EXHAUST FANS TO ENSUITE, BATHROOM, LAUNDRY AND KITCHEN. REFER TO PART 13.4 NCC 2022.
  - BUILDING TO BE SEALED IN ACCORDANCE WITH PART 13.4 NCC 2022.
  - CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH PART 13.4 NCC 2022.
  - ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION.
  - CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF TO COMPLY WITH CONDENSATION MANAGEMENT PART 10.8 NCC 2022.

**LIVABLE HOUSING DESIGN:**  
Reinforce walls to Bathroom and Powder room, in accordance with Livable Housing Design Part 6.

- Health and Amenity :**
1. Generally wet area waterproofing to be in accordance with AS 3740 and NCC 10.2. Waterproofing of surface adjacent to open shower, including shower over bath, to extend vertically 1.5 and to a height of 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height 150 above vessel.
  2. Ceiling heights to be in accordance with NCC 10.3.1.

- Facilities :**
1. Generally to be in accordance with NCC 10.4.
  2. Sanitary compartment to be in accordance with NCC 10.4.2.
  3. Provision of natural light to be in accordance with NCC 10.5. Windows to provide light transmission area equal to 10% of floor area of room. Roof lights to have a transmitting area of not less than 3% of the floor area and are open to the sky.
  4. Ventilation to be in accordance with NCC 10.6 or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / WC to be vented to outside for steel roof and roof space for tiled roof.
  5. Natural ventilation to be provided at a rate of 5% of room area, in accordance with NCC 10.6.2.



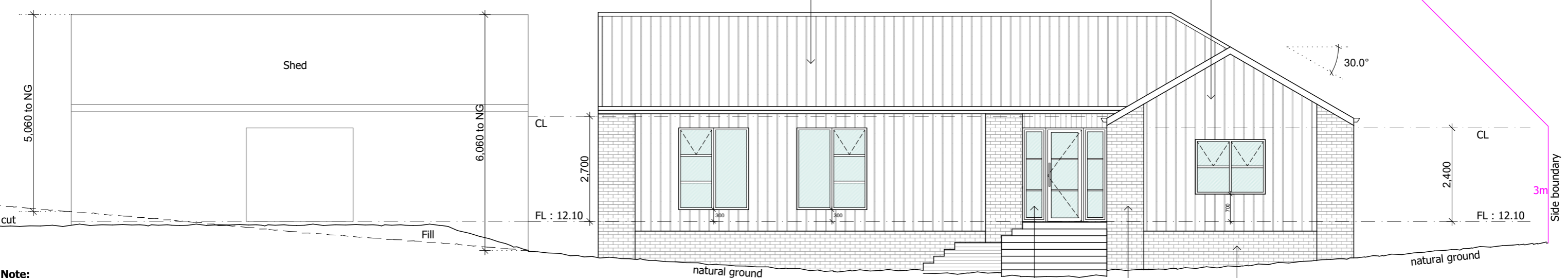
**PRECISION**  
DESIGN & DRAFTING

Katie Court  
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m : 0400 598 990  
e : katie.court1@gmail.com

Colorbond Standing Seam steel roof cladding on 90x45 MGP10 battens @ 900 ctrs, fix battens with min 1 No. 14 Type 17 batten screw 75mm long, 37mm min penetration into truss. Colour : Colorbond Monument (to be confirmed by owners).

Colorbond Standing Seam wall cladding. Colour and profile to be confirmed by owners.

building envelope  
Max 8.5m building height



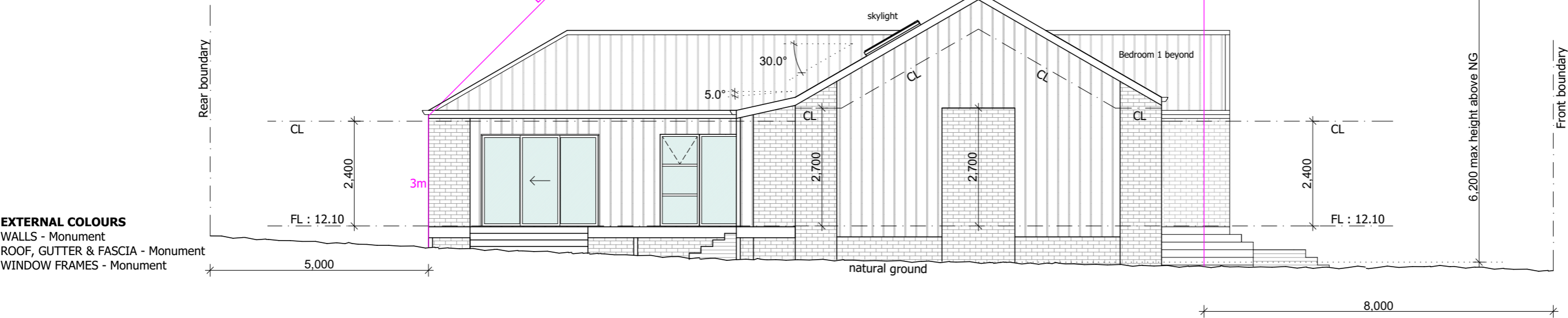
### SOUTH-WEST ELEVATION

Entry door to owners selection.  
Brick veneer.  
Brick foundation.

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**GLAZING PART 3.6 NCC**  
DOUBLE GLAZED IN STANDARD ALUMINIUM FRAME.  
  
ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 -AS 1288 AND NCC CLAUSES IN PART 3.6  
  
HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH NCC CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT.



### NORTH-WEST ELEVATION

**EXTERNAL COLOURS**  
WALLS - Monument  
ROOF, GUTTER & FASCIA - Monument  
WINDOW FRAMES - Monument

JOB : PROPOSED DWELLING  
AT : #5 RAINBOW TERRACE,  
OPOSSUM BAY  
FOR : MR C AND MRS H MUNDAY

DRAWING TITLE :  
**PROPOSED ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
KC	15.06.26	
SCALE:		
A3 1:100	<b>03</b>	



**PRECISION**  
DESIGN & DRAFTING

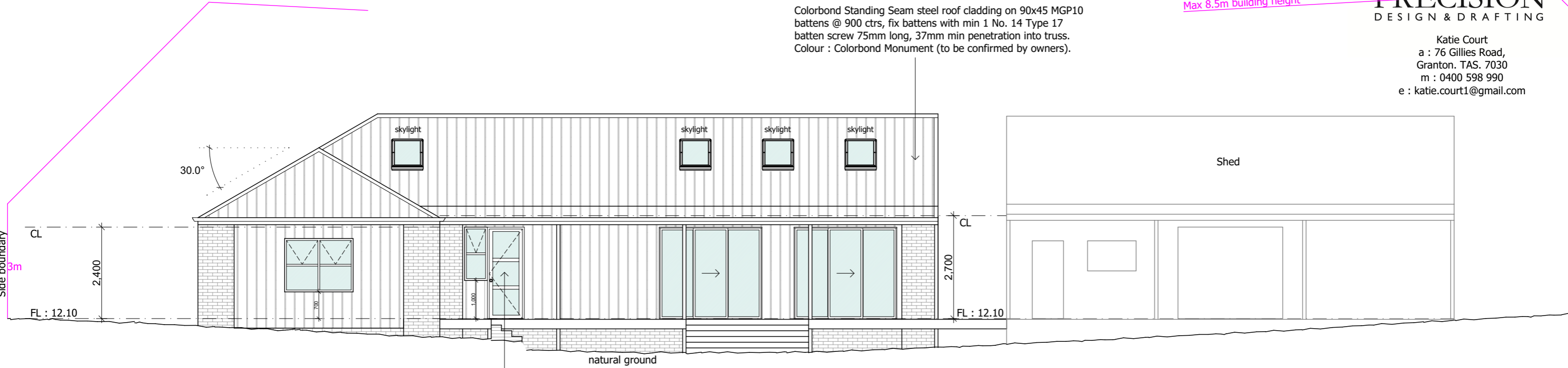
Katie Court  
a : 76 Gillies Road,  
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e : katie.court1@gmail.com

Max 8.5m building height

Colorbond Standing Seam steel roof cladding on 90x45 MGP10 batten @ 900 ctrs, fix battens with min 1 No. 14 Type 17 batten screw 75mm long, 37mm min penetration into truss. Colour : Colorbond Monument (to be confirmed by owners).

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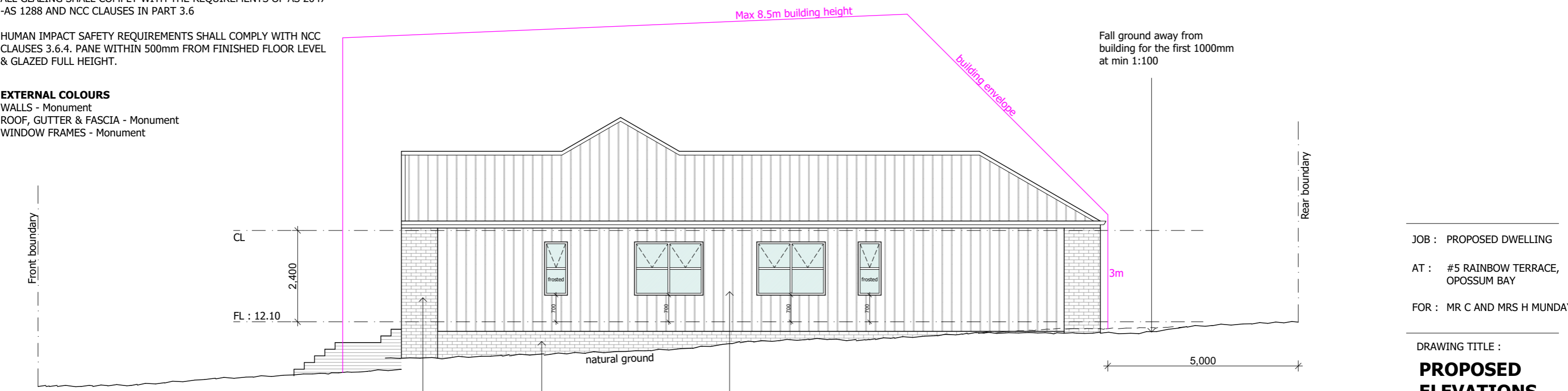
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**NORTH-EAST ELEVATION**

**GLAZING PART 3.6 NCC**  
DOUBLE GLAZED IN STANDARD ALUMINIUM FRAME.  
  
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HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH NCC CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT.

**EXTERNAL COLOURS**  
WALLS - Monument  
ROOF, GUTTER & FASCIA - Monument  
WINDOW FRAMES - Monument

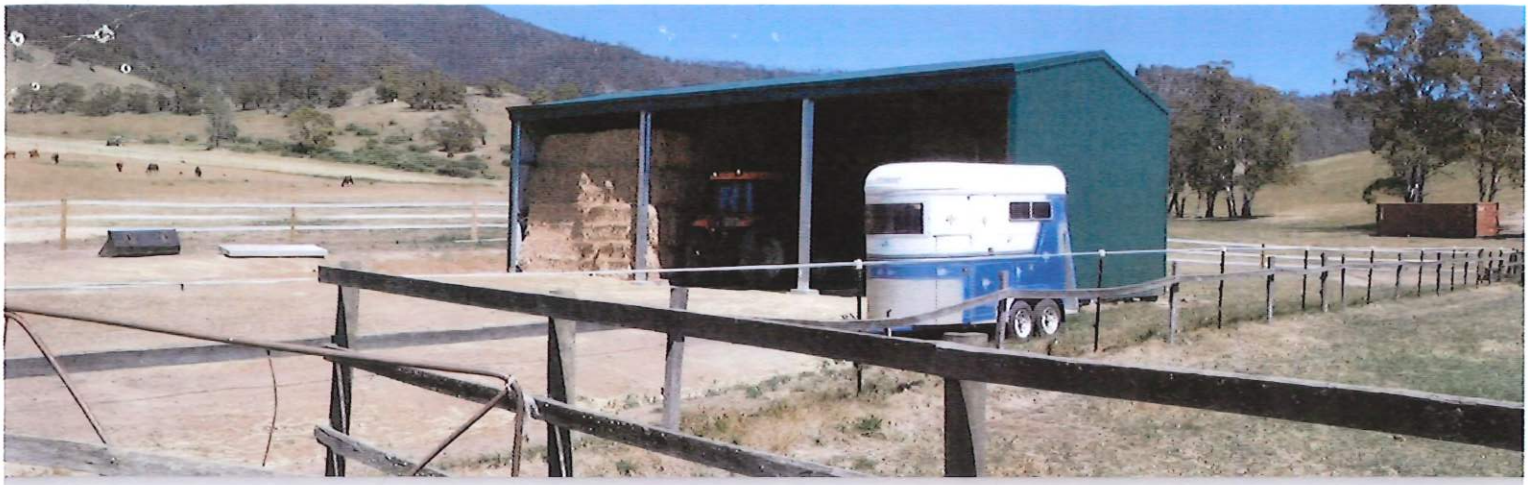


**SOUTH-EAST ELEVATION**

JOB : PROPOSED DWELLING  
AT : #5 RAINBOW TERRACE, OPOSSUM BAY  
FOR : MR C AND MRS H MUNDAY

DRAWING TITLE :  
**PROPOSED ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
KC	15.06.26	<b>04</b>
SCALE:		
A3 1:100		



# TassieSheds

**TASSIE SHEDS**

(03) 6165 0204

info@tassiesheds.com.au

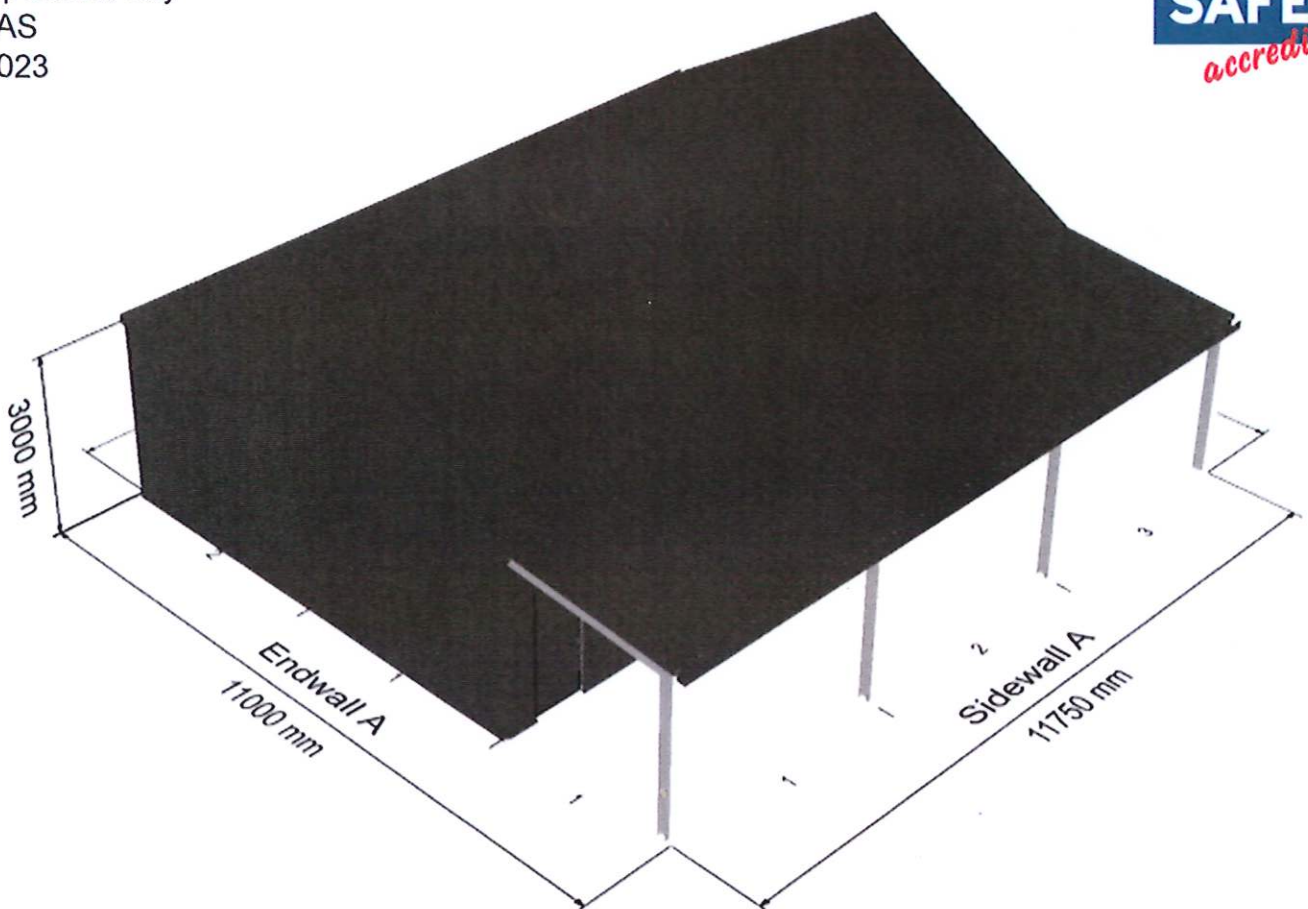
CAN: 644 258 560

30-01-2026

Quote #1029237422

## Quotation

Clifford Munday  
5 Rainbow Terrace  
Opossum Bay  
TAS  
7023



**Colorbond® Zinalume®**



## Building Specifications

### Building Site Address:

5 Rainbow Terrace, Opossum Bay, TAS, 7023

### Design Criteria:

Snow Load: N/A  
Wind Load/Exposure: 43.6 m/s  
Building Class: 10a  
Wind Region: A4  
Importance Level: 2  
Terrain Category: 1.48  
Shielding: 1  
Topography: 1

### Sheeting and Trim Details:

Roof Type: Trimdek 0.42 BMT 0.47 TCT  
Roof Colour: Monument  
Wall Type: Trimdek 0.42 BMT 0.47 TCT  
Wall Colour: Monument  
Gutter Type: Quad Gutter 150 Hi-Front  
Trim Colour: Monument  
Base Trim: Vermin Flashing  
Solar Load: N/A

### Building Dimensions:

Width: 8.000 m  
Length: 11.750 m  
Eave Height: 3.000 m  
Apex Height: 5.309 m  
Roof Pitch: 30 deg  
# Sidewall Bays: 3 3.917 m  
# Endwall Bays: 2 4.000 m

### Building Specs:

Columns: C25024  
Rafters: C25024  
Floor Area: 129.250 sqm  
Endwall Column: C25019  
Roof Purlins: Z10012  
Side Wall Girts: Z10015  
End Wall Girts: Z10012

### Leanto A Details:

Span: 3.000 m  
Bays: 3  
Drop: 0.000 m  
Roof Pitch: 5 deg  
Eave Height: 2.738 m

### 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: 700 mm - 600 mm (Depth x Diameter)  
End Mullion Footings: 500 mm - 600 mm (Depth x Diameter)

## Opening Details:

- Personnel doors: 1x Larnec 2040 x 820 x 35mm - P/C Tube Frame - N4 & C1 Monument
- Roller Doors: 2400h x 2750w Roller Door (opening) Monument Sidewall A  
2400h x 2750w Roller Door (opening) Monument Sidewall B
- Included Windows: 1x 790X1274 XO Monument
- Framed Openings: None
- Open Bays: Bay 1 in Leanto A Endwall A is open  
Bay 1 in Leanto A Endwall B is open  
Bay 1 in Leanto A Sidewall is open  
Bay 2 in Leanto A Sidewall is open  
Bay 3 in Leanto A Sidewall is open
- Translucent Panels: None
- Door Extras: 2x Box A Door

## Insulation Details:

None

## Mezzanine:

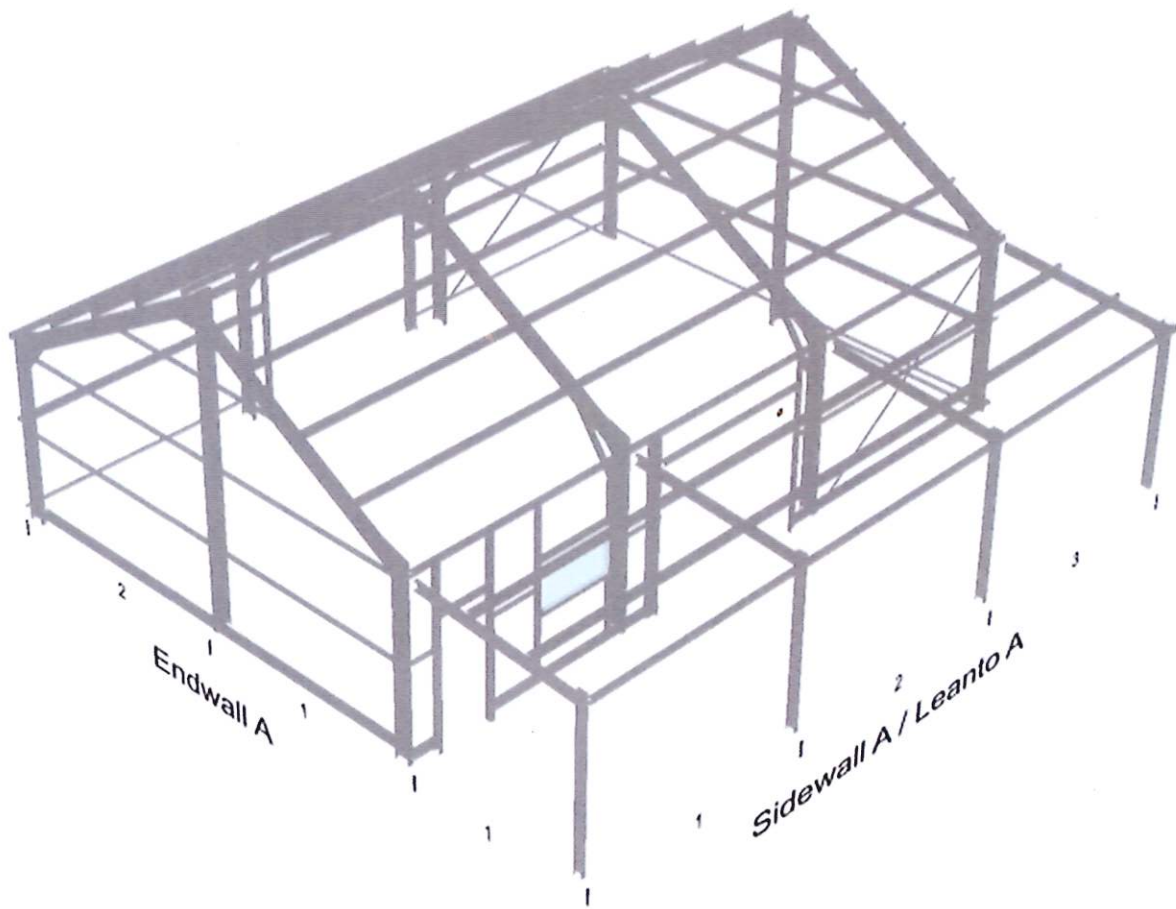
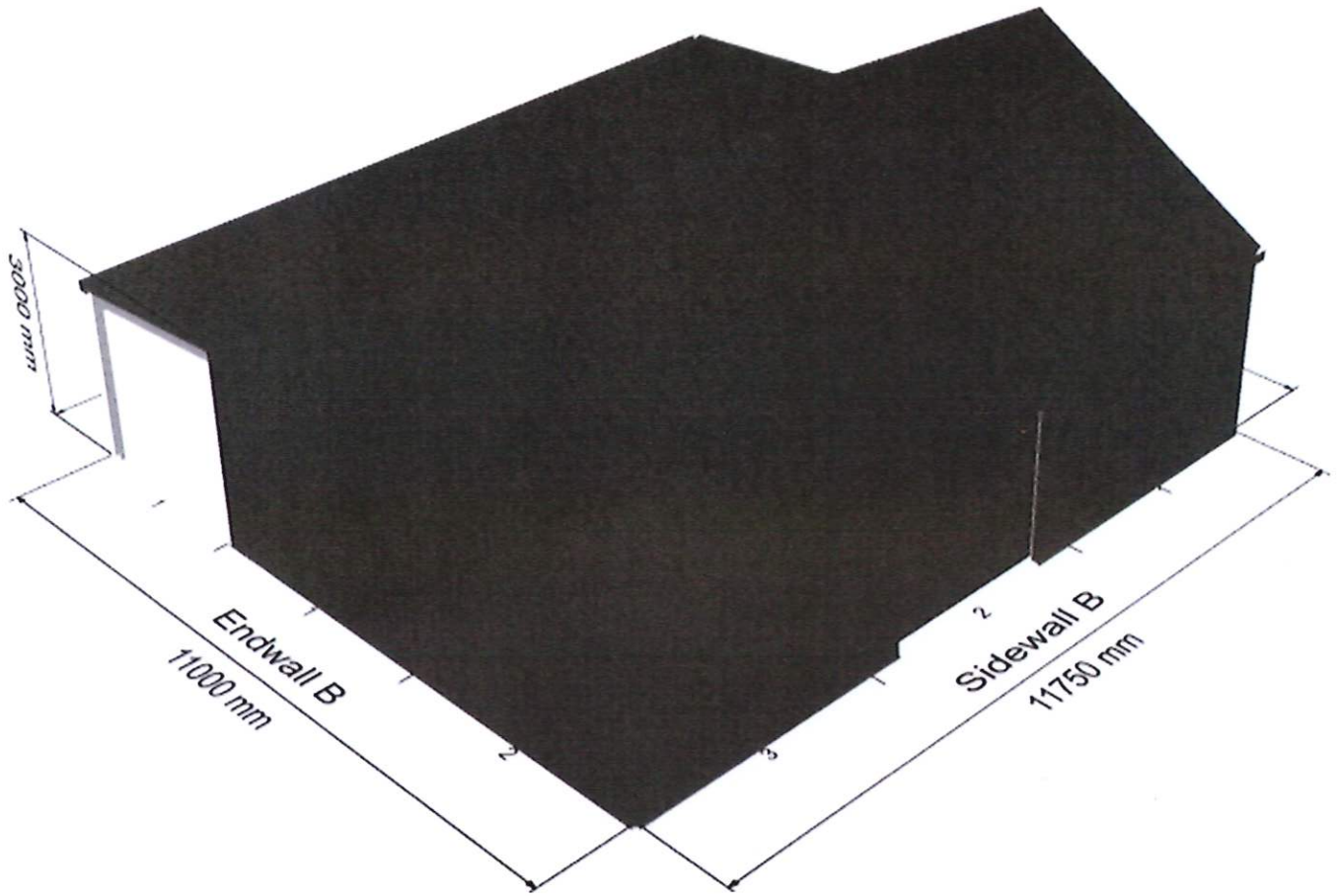
Floor Height: N/A    Bays: N/A  
Live Load: N/A    Joist Spacing: N/A

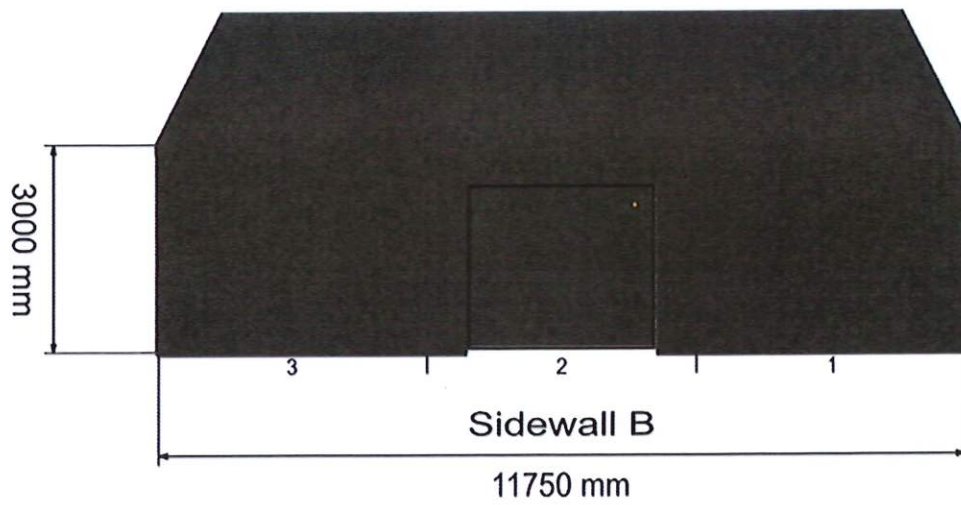
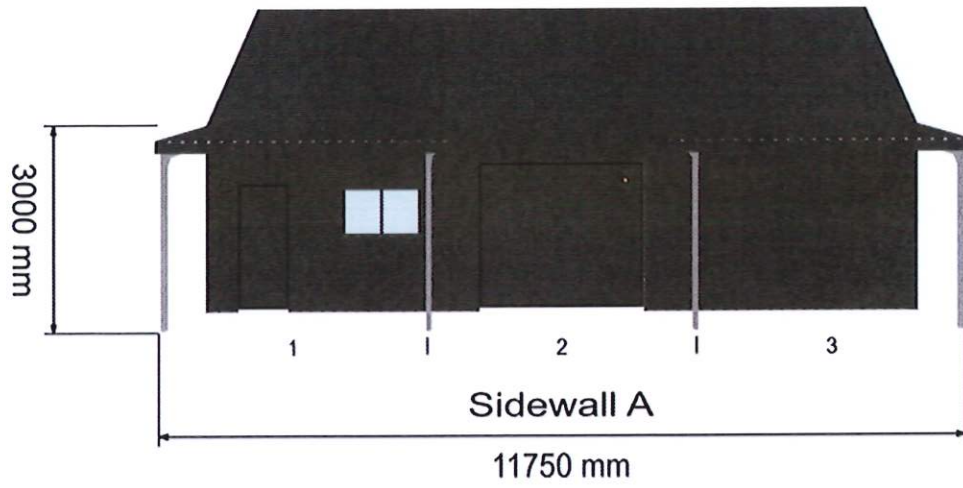
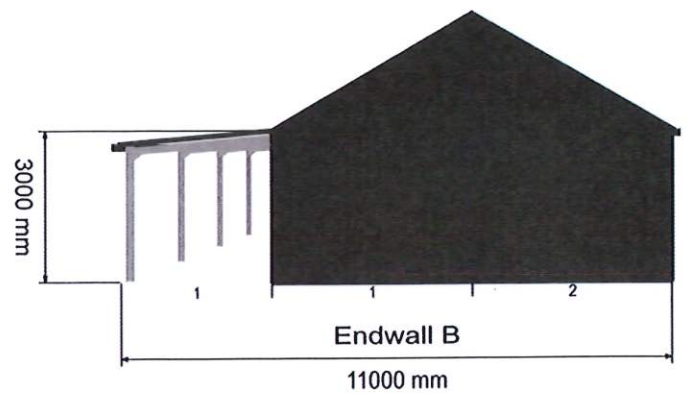
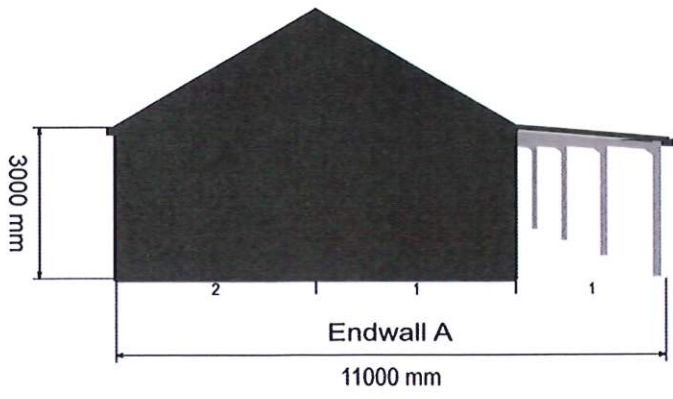
## Extra Options:

N/A  
Knee Brace: C10019  
Apex Brace: N/A

## Total Building Weight:

3539.62kg





## Pricing & Payment Terms

### Purchase Conditions:

10% Deposit for stamped engineering drawings.

50% Total prior to manufacturing. (40% due if 10% engineering has been paid)

50% Balance to be paid 14 days before delivery.

### Special Terms – Must Read

Delivery is to the front of the property only unless there is sufficient area for the delivery truck to turn around on your property.

The shed package remains the property of Tassie Sheds until fully paid for.

The purchaser agrees to accept the shed package within 4-6 weeks of ORDERING, barring any steel shortages or unforeseen issues. **In the event of a material price rise by the material manufacturer, the purchaser agrees to pay the increase.**

## Client Details

## Kit Price

**Personal Information Removed**

## Quote Acceptance

**Signed Acceptance of Building Price and Design.**

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**Signed That Terms and Conditions Have Been Read.**

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### Tick Your Required Invoice:

**10% Engineering Invoice** (We provide full engineering documents and local certificate.) We need a total of 50% to go to manufacture. Only after paying 50% are you excluded from future price rises.)

**50% Manufacturing Invoice** (You receive your engineering documentation, and we begin manufacture.) Final 50% delivery invoice payment due 14 days before delivery.

**100% Full Payment Invoice** (You receive your engineering documentation, and we begin manufacture.)

## Important Terms & Conditions

### 1. Payment

- (a) The Customer shall pay the Supplier the amount(s) stated as per payment schedule accompanying the order.
- (b) The Supplier is not obliged to deliver any Goods unless the Customer has paid all amounts in full.
- (c) The Customer must pay to the Supplier all debt collection costs, including any legal fees associated with the recovery or attempted recovery of any amount due to the Supplier under the Agreement.
- (d) Goods for each building are made as required, any orders cancelled after order placement will not be refunded.

### 2. Ownership

- (a) Ownership of the Goods does not pass to the Customer until all amounts due are paid to the Supplier. (b) Unless payment for the Goods is made to the Supplier by due date, the Supplier, or its agents or employees, may at any time enter on to the site where the Goods are stored and remove the Goods.
- (c) The Customer must indemnify the Supplier in respect of any claims, losses, costs, or damages that the Supplier may incur as a result of the Supplier taking action under clause 2(b).
- (d) Until the Customer has paid for the Goods;
- (i) The Customer must not use, sell, lease, dispose, assign, or encumber the Goods (by mortgage, lien, charge or otherwise) without the consent of the Supplier; and
- (ii) The Customer must store the Goods separately in a readily identifiable state.

### 3. Council

- (a) The Customer agrees to pay any additional costs incurred should the Local Council require any changes be made to the building.
- (b) A rejection of any building application or scope of works by the Local Council does not constitute a cancellation of the order and all moneys payable by the Customer to the Supplier shall become immediately due and payable.

### 4. Delivery

- (a) The Customer will at his expense provide or cause to be provided full and clear access to the delivery site.
- (b) Times for delivery are approximate and the Supplier can in no way be held responsible for variations to the proposed times.
- (c) Where delivery is specified to be made to a site, any additional mechanical assistance required to unload the Goods (e.g. crane, etc) must be paid for and organised by the Customer.
- (d) The Customer is to immediately notify the Supplier in writing upon discovery of any defect or shortage in the Goods. The Customer is deemed to have accepted the Goods and shall not have any claim in respect of defects or shortage unless the Supplier is notified in writing within forty-eight (48) hours of delivery of the Goods.
- (e) Windows are delivered direct to site or directed location via courier or and do not come with the shed delivery.
- (f) If delivery can not be made, we can general hold the shed for the Customer for 2 weeks after which time it may be transferred to a storage yard at a cost of \$200 a week payable by the Customer.

### 5. General

- (a) Minor variations in measurements from those shown in the order shall not give rise to any claim for damages or breach of Agreement.
- (b) To the extent permitted by law, the Supplier's liability with respect to the supply of defective or faulty Goods is limited to the lowest of:
  - (i) The replacement or repair of the Goods; or
  - (ii) Payment of the costs of replacing the Goods or supplying equivalent Goods, in each case, at the Suppliers discretion. The Supplier shall not be liable for any labour costs associated with such repair or replacement.
- (c) The Customer warrants that he has carried out his own inquiries and investigations as to adequacy or suitability of the Goods for the purpose for which the Customer intends to use the Goods and the Customer has not relied on the Supplier or the supplier's employees, agents or distributors in determining the adequacy or suitability of the Goods for the Customer's purposes.
- (d) If the Customer defaults under any term of the Agreement or these Terms & Conditions, the Supplier may terminate the Agreement and all moneys payable by the Customer to the Supplier shall become immediately due and payable.
- (e) We use windlocked doors in region C & D as directed under the building code. Windlocked doors are not required to be used in other areas even if in a high wind speed location. Windlocked doors will not be used unless directed by the Customer and included in the signed quote that windlocked doors are to be used. If you, the Customer require windlocked doors, please advise the sales agent.
- (f) Please note the building dimensions are taken from the outside of the sidewall girts, the dimensions do not include the sheeting or the gutters. E.g. a 6 meter x 6 meter shed measure 6000mm x 6000mm to the outside of the girts that the sheeting is then fixed to. The slab will also be 6000mm x 6000mm allowing the sheeting to run down the wall and past the edge of the slab.
- (g) Mezzanine quotes only include the steel bearer, joists and fixings and the does not include stairs, wood flooring or balustrades.

# Classic finish



**Dover White™**  
Classic finish  
SA = 0.28



**Surfmist®**  
Classic finish  
SA = 0.33



**Evening Haze®**  
Classic finish  
SA = 0.43



**Southerly®**  
Classic finish  
SA = 0.40



**Dune®**  
Classic finish  
SA = 0.48



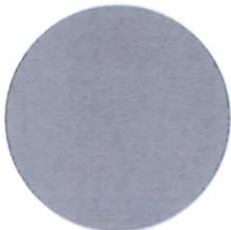
**Paperbark®**  
Classic finish  
SA = 0.43



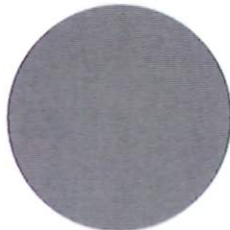
**Classic Cream™**  
Classic finish  
SA = 0.33



**Shale Grey™**  
Classic finish  
SA = 0.44



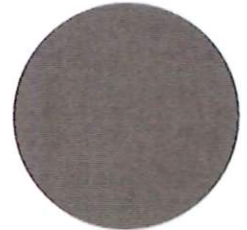
**Bluegum®**  
Classic finish  
SA = 0.57



**Windspray®**  
Classic finish  
SA = 0.60



**Gully®**  
Classic finish  
SA = 0.64



**Jasper®**  
Classic finish  
SA = 0.67



**Wallaby®**  
Classic finish  
SA = 0.64



**Basalt®**  
Classic finish  
SA = 0.67



**Woodland Grey®**  
Classic finish  
SA = 0.70



**Monument®**  
Classic finish  
SA = 0.73



**Night Sky®**  
Classic finish  
SA = 0.95



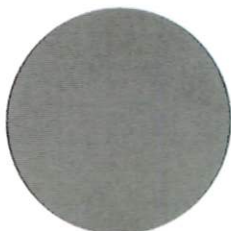
**Ironstone®**  
Classic finish  
SA = 0.73



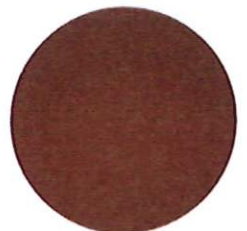
**Deep Ocean®**  
Classic finish  
SA = 0.74



**Cottage Green®**  
Classic finish  
SA = 0.73



**Pale Eucalypt®**  
Classic finish  
SA = 0.60



**Manor Red®**  
Classic finish  
SA = 0.70

## Full Sheeting And Flashing Colour Breakdown:

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

## Sheeting Profiles:

Corro



Cover: 762mm Height: 16mm

Trimclad



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