

Exhibited

This planning application is open for
public comment until
07 January 2026

| | |
|-------------------------|-----------------------------------|
| Reference no | PLN-25-0225 |
| Site | 22 EDWARD STREET PERTH |
| Proposed Development | Outbuilding (Garage) |
| Zone | 8.0 General Residential |
| Use class | Residential |

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE
(E.g. Residential houses, sheds, carports, retaining
walls, visitor accommodation, commercial
development, signage etc.)

Office Use Only:

Received

28.11.2025

The Proposal

Description of proposal: I want to build a 6x5 Shed in the back yard next to the driveway.

The shed will have a setback of at 3.6 from the fence on the Cromwell side. The shed will be located on the right side of the driveway as seen in the picture attached.

The roof height will be 2.7m which is fairly standard i believe. It will be built on a 100mm concrete slab.

Based on my reading, this should be classed as low risk work.

| | |
|--|----------|
| Driveway construction material: | Concrete |
|--|----------|

The Land

| | |
|----------------------|------------------------------------|
| Site address: | 22 Edward Street, Perth, TAS, 7300 |
|----------------------|------------------------------------|

| | |
|-------------------------|------|
| Title reference: | C/T: |
|-------------------------|------|

| | |
|------------------------------------|-------|
| Existing buildings on site: | House |
|------------------------------------|-------|

| | |
|------------------------------|-------------------|
| Existing use of site: | Primary Residence |
|------------------------------|-------------------|

**Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands**

| | | | | | | | |
|--|--|--|--|---|--|--|--|
| OWNER RONALD ADRIAN GONINON ANN CONNIE DEIRDRE WILLIAMS FOLIO REFERENCE 55215-1, 55215-2 GRANTEE PART OF 10A 2R 0P, ANTONIO PARAGALLI | | PLAN OF SURVEY BY SURVEYOR A.R. FAIRFIELD OF COHEN & ASSOCIATES PTY LTD, LAUNCESTON LOCATION TOWN OF PERTH SECTION Z SCALE 1 : 400 LENGTHS IN METRES | | REGISTERED NUMBER SP159768 <div style="border: 1px solid black; padding: 2px;"> APPROVED EFFECTIVE FROM 14 JUL 2010 <i>Alice Kana</i> Recorder of Titles </div> | | | |
| MAPSHEET MUNICIPAL CODE No 123 (5039-24) | | LAST UPI No 5601109 5601108 | | LAST PLAN D 274/25 No | | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN | |

(SP 125988)
(SP 142006)
(SP 156766)
(P 158200)

(D 409/4)

(D 409/4)

(P.204577)
(D 274/25)

(D 274/25)

EDWARD STREET

(SP 7632)

(SP 9501)

1
948m²
(D 274/25)

2
870m²

CROMWELL STREET

(SP 5392)

100°22'40" 36.27
DRAINAGE EASEMENT 4.00 WIDE

40" 26.02 40" 26.28 40"

09' 36.28 280°46'40" 09'

8' 24.40 17.81 188' 203°32' 265°00' 234°16' 3.23 EACH

29.93 280°23'

29.6.10

COUNCIL DELEGATE DATE

42/50 (8001) 28/5/2010 15:05

WANT YOUR SHED BEFORE CHRISTMAS?

Order by the
17th of October for
guaranteed
pre-Christmas delivery!



TassieSheds

Received

4.12.2025

Exhibited

TASSIE SHEDS

(03) 6165 0204

info@tassiesheds.com.au

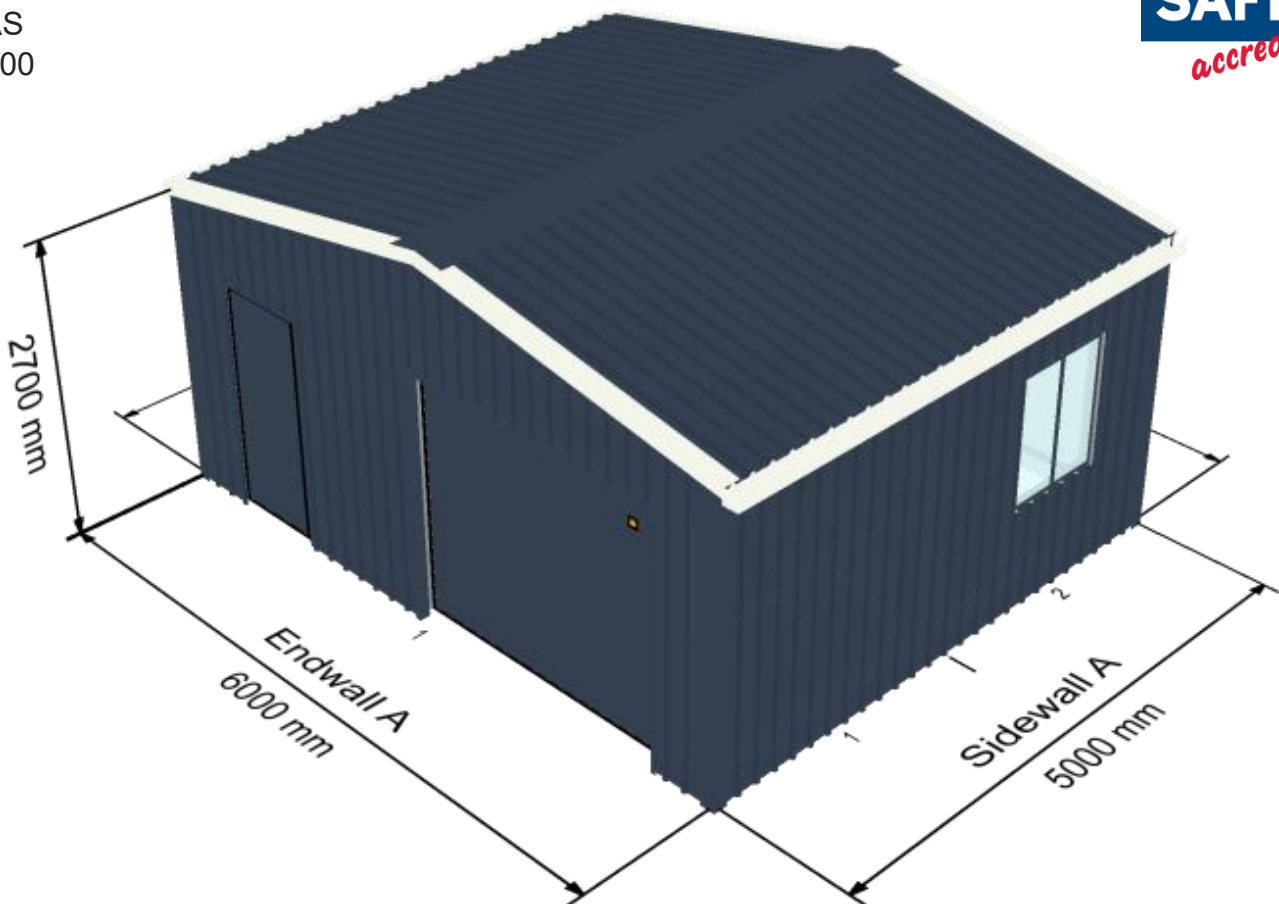
CAN: 644 258 560

03-12-2025

Quote #1018165736

Quotation

Daniel Hunt
22 Edward Street
Perth
TAS
7300



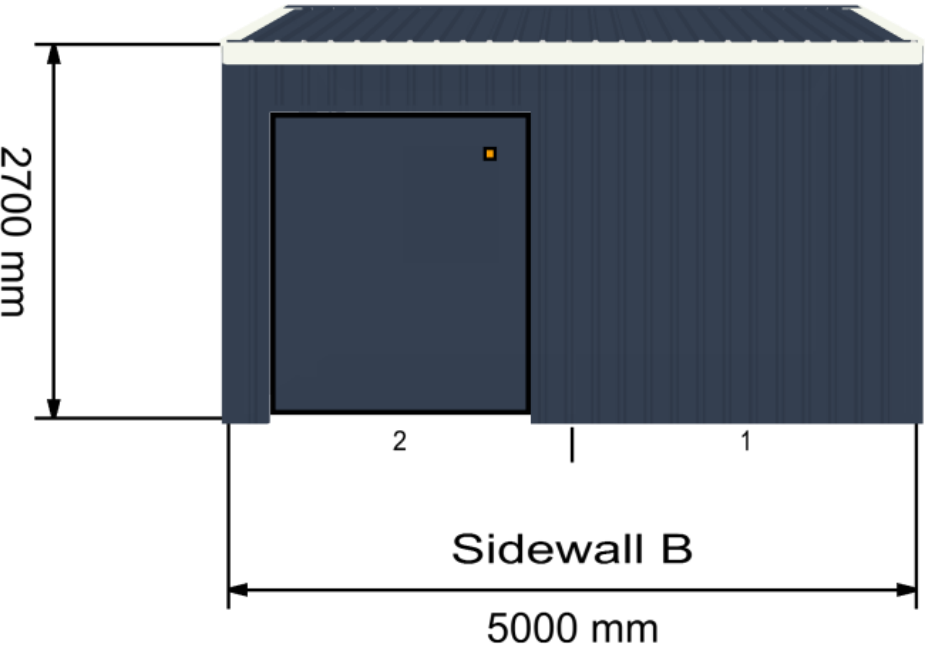
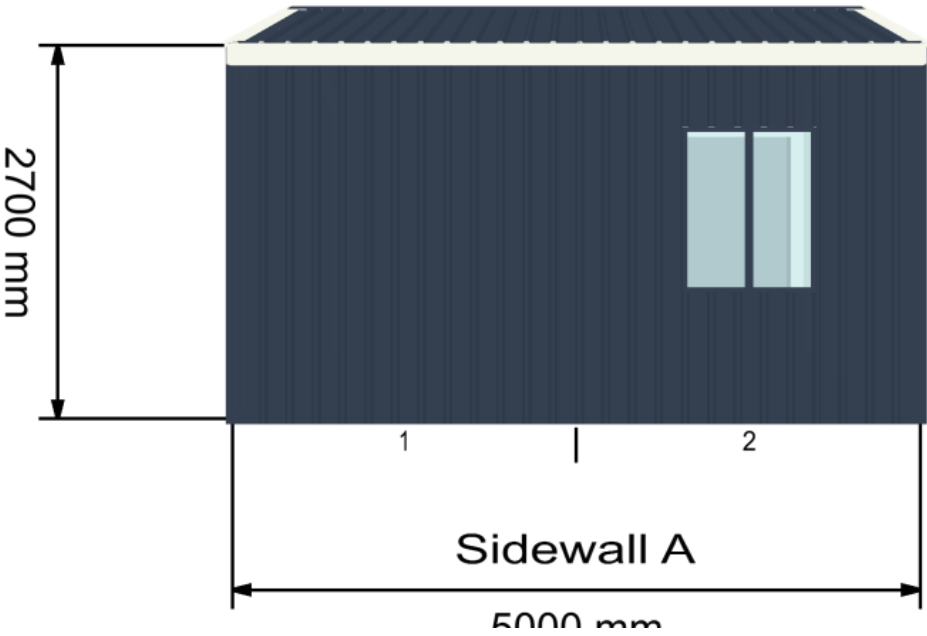
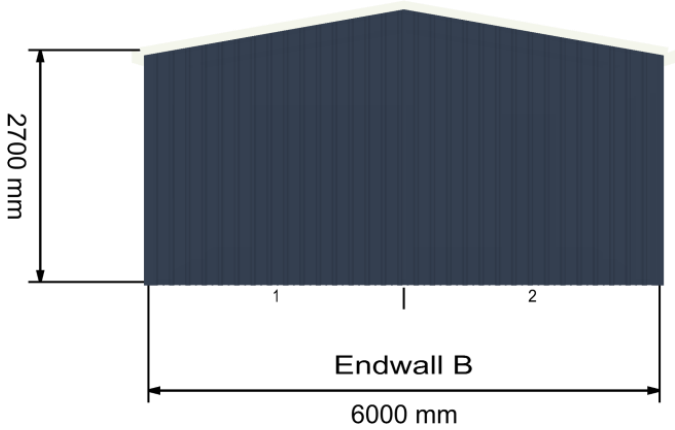
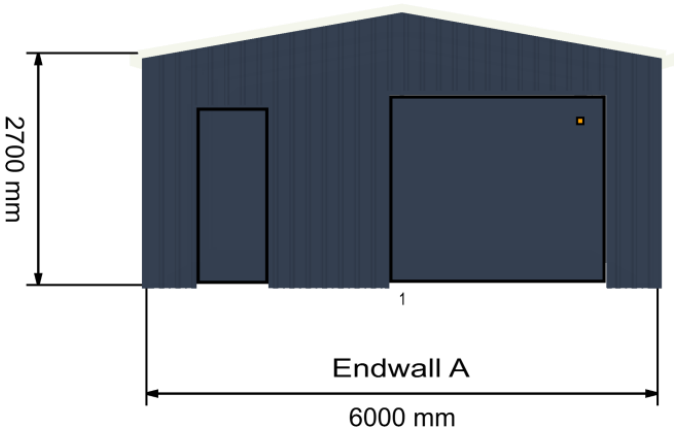
Colorbond® Zincolume®



Received

4.12.2025

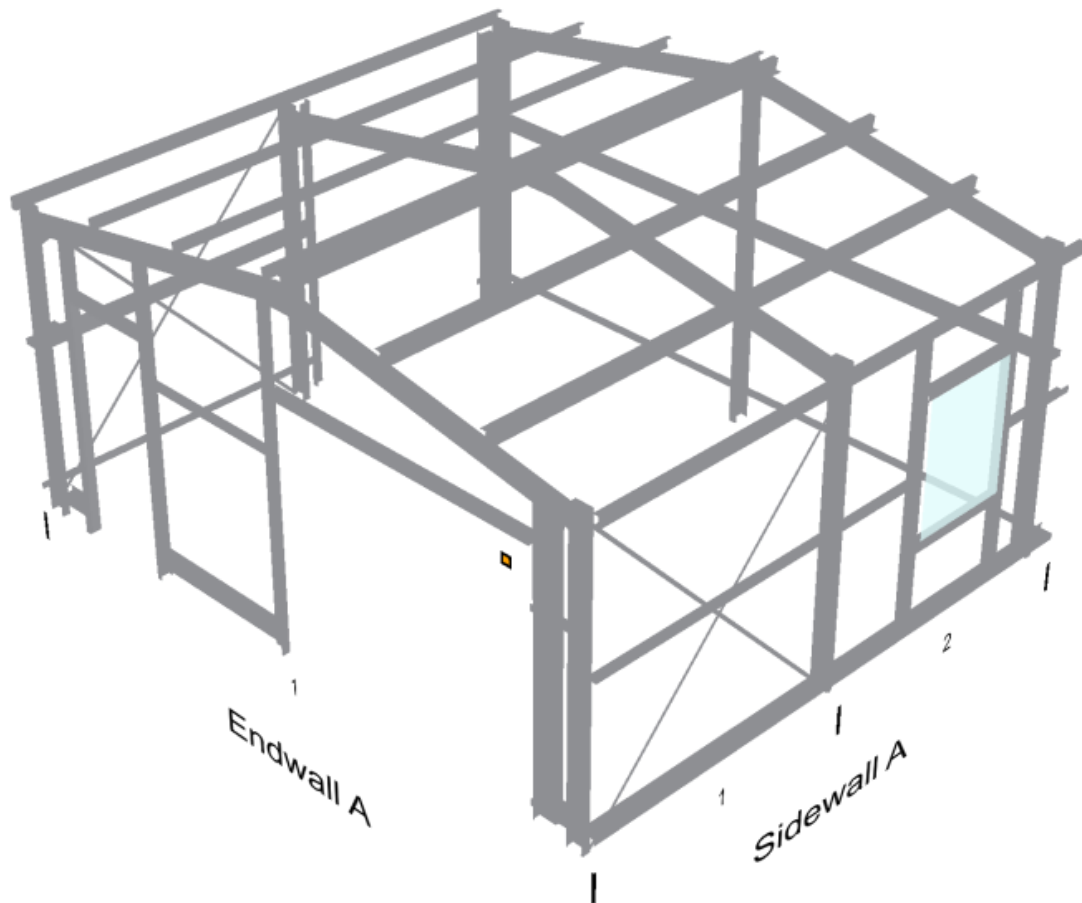
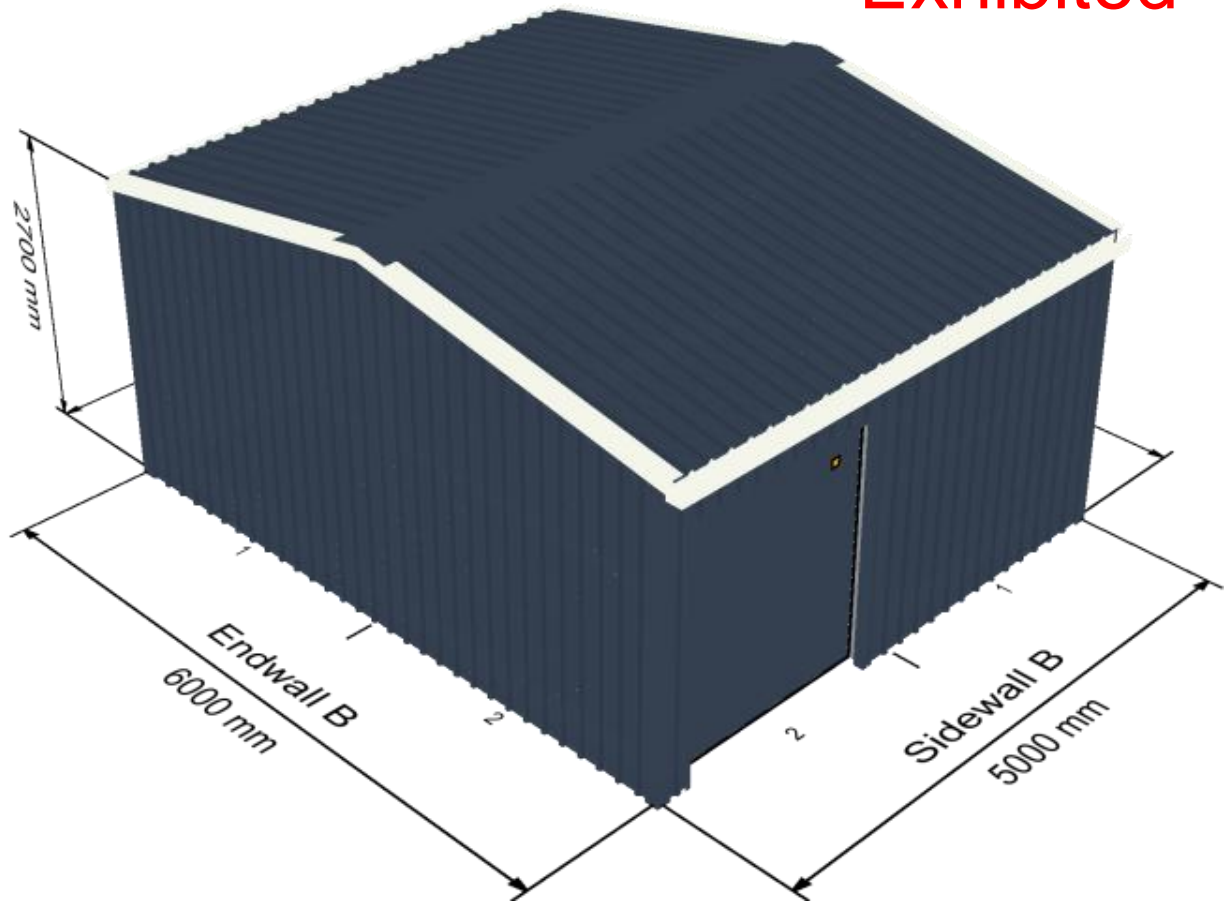
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Received

4.12.2025

Exhibited



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11.12.2025

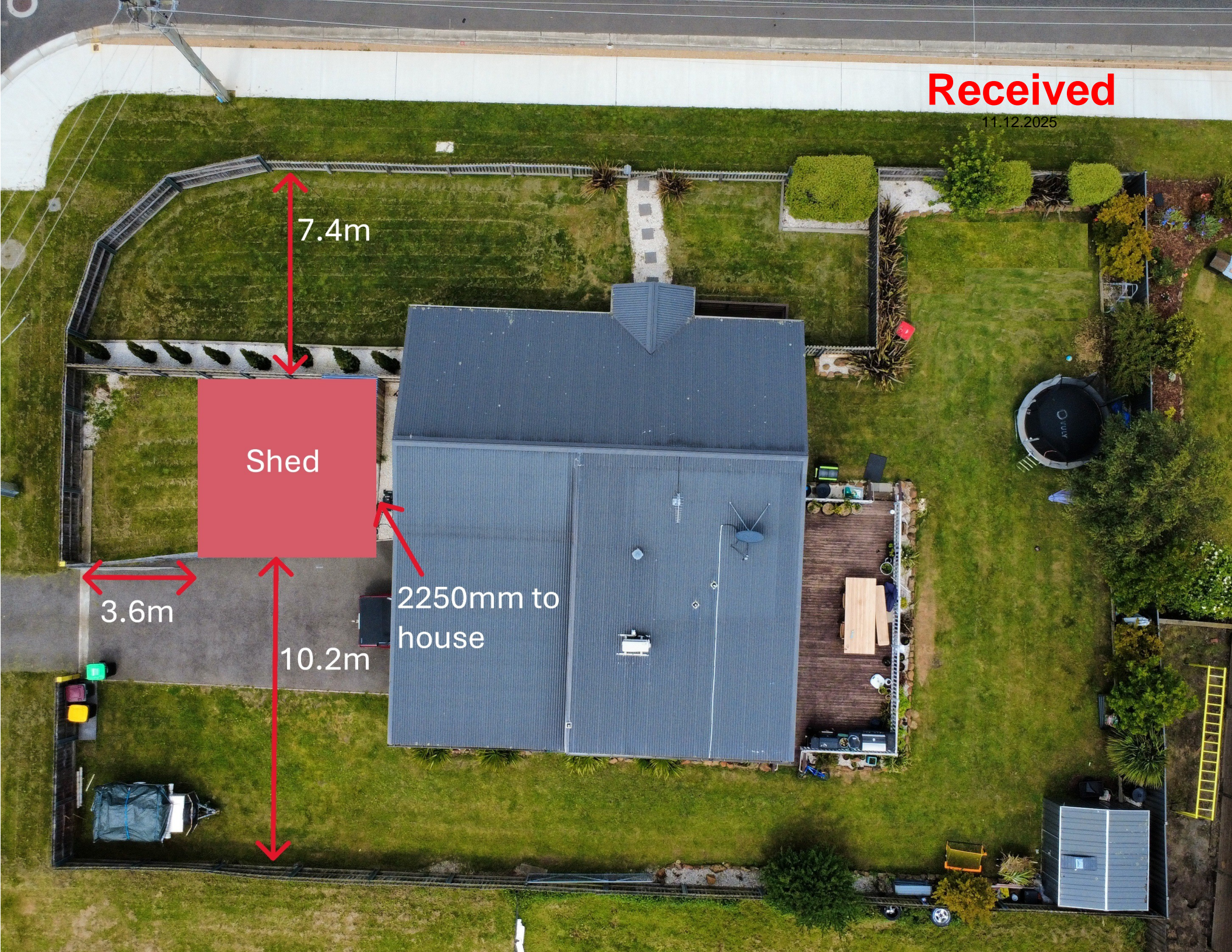
Shed

7.4m

3.6m

10.2m

2250mm to
house



Quote #1018165736, 03-12-2025

Building Specifications**Building Site Address:**

22 Edward Street, Perth, TAS, 7300

Design Criteria:

Snow Load: N/A
Wind Load/Exposure: 32.8 m/s
Building Class: 10a
Wind Region: A4
Importance Level: 2
Terrain Category: 2.41
Shielding: 0.83
Topography: 1

Sheeting and Trim Details:

Roof Type: Trimdek 0.42 BMT 0.47 TCT
Roof Colour: Deep Ocean
Wall Type: Trimdek 0.42 BMT 0.47 TCT
Wall Colour: Deep Ocean
Gutter Type: Quad Gutter 150 Hi-Front
Trim Colour: Varies
Base Trim: None
Solar Load: N/A

Building Dimensions:

Width: 6.000 m
Length: 5.000 m
Eave Height: 2.700 m
Apex Height: 3.229 m
Roof Pitch: 10 deg
Sidewall Bays: 2 2.500 m
Endwall Bays: 1 and 2 Varies

Building Specs:

Columns: C15012
Rafters: C15012
Floor Area: 30.000 sqm
Endwall Column: C15012
Roof Purlins: Z10012
Side Wall Girts: Z10012
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: 500 mm - 400 mm (Depth x Diameter)
End Mullion Footings: 500 mm - 400 mm (Depth x Diameter)

Opening Details:

- Personnel doors: 1x Larnec 2040 x 820 x 35mm - PreHung - Colorbond Single Skin - P/C Tube Frame - Wind Class N4 & C1 Egress Function Knob/Lever Deep Ocean
- Roller Doors: 2200h x 2550w Roller Door (opening) Deep Ocean Endwall A
2200h x 1900w Roller Door (opening) Deep Ocean Sidewall B
- Included Windows: 1x 1200X0970 XO Deep Ocean
- Framed Openings: None
- Open Bays: None
- Translucent Panels: None
- Door Extras: 2x Box A Door
1x RDO10C Roller Door Opener w/ Handsets and Wall Button

Insulation Details:

None

Mezzanine:

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

Extra Options:

(1) Whirly bird - 300mm Winmaster domestic roof ventilator CB
Knee Brace: N/A
Apex Brace: N/A

Total Building Weight:

1257.1kg

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

CLIENT: Daniel Hunt

Quote #1018165736

Clients Address: 22 Edward Street

Perth, TAS, 7300

Phone: 0478732780

Date: 03-12-2025

Kit Price

\$11,333.92 (Inc. GST.)

Delivery Included (If on standard delivery route)

Price valid for 14 days (Unless price rises)

Quote Acceptance

Signed Acceptance of Building Price and Design.

Signed That Terms and Conditions Have Been Read.

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 generally 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 Supplier's 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.

Received

4.12.2025

Classic finish

Exhibited



Dover White™
Classic finish
SA = 0.28



Surfmist®
Classic finish
SA = 0.33
U



Evening Haze®
Classic finish
SA = 0.43



Southerly®
Classic finish
SA = 0.40



Dune®
Classic finish
SA = 0.48
U



Paperbark®
Classic finish
SA = 0.43



Classic Cream™
Classic finish
SA = 0.33



Shale Grey™
Classic finish
SA = 0.44
U



Bluegum®
Classic finish
SA = 0.57



Windspray®
Classic finish
SA = 0.60
U



Gully®
Classic finish
SA = 0.64



Jasper®
Classic finish
SA = 0.67



Wallaby®
Classic finish
SA = 0.64
U



Basalt®
Classic finish
SA = 0.67



Woodland Grey®
Classic finish
SA = 0.70
U



Monument®
Classic finish
SA = 0.73
U



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



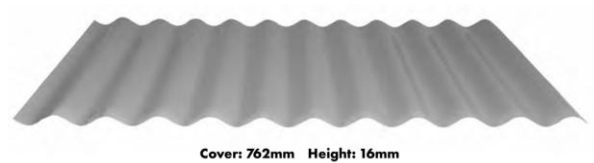
Manor Red®
Classic finish
SA = 0.70

Full Sheetting And Flashing Colour Breakdown:

Roof Colour: Deep Ocean
Wall Colour: Deep Ocean
Gutter Colour: Dover White
Ridge Colour: Deep Ocean
Downpipe Colour: N/A
Corner Flashings Colour: Deep Ocean
Vermin Flashing Colour: N/A
Opening Flashings: Deep Ocean
Barge Flashing: Dover White

Sheetting Profiles:

Corro



Trimclad

