



Meander Valley Council
Working Together

PLANNING NOTICE

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

APPLICANT:	A Beswick obo Engineering Plus - PA\26\0146
PROPERTY ADDRESS:	135 Dexter Street WESTBURY (CT: 181225/2)
DEVELOPMENT:	Multiple dwelling (1 existing, 3 new) – setback.

The application can be inspected until **Tuesday, 10 February 2026**, at 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. 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.

Dated at Westbury on 24 January 2026.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



- 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="135 DEXTER STREET"/>	Certificate of Title:	<input type="text" value="181225/2"/>
Suburb:	<input type="text" value="WESTBURY"/>	Lot No:	<input type="text" value="2"/>
Land area:	<input type="text" value="1676m<sup>2</sup>"/> m ² / ha		
Present use of land/building:	<input type="text" value="RESIDENTIAL"/>	<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: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 181225	FOLIO 2
EDITION 2	DATE OF ISSUE 04-Apr-2022

SEARCH DATE : 24-Nov-2025

SEARCH TIME : 09.58 AM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 2 on Sealed Plan [181225](#)

Derivation : Part of Lots 4 & 5, 3A-3R-24P Granted to John Taylor

Prior CT [197619/1](#)

SCHEDULE 1

[M945681](#) TRANSFER to MAHARLA JO FARLEY Registered
04-Apr-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP181225](#) EASEMENTS in Schedule of Easements

[SP181225](#) FENCING COVENANT in Schedule of Easements



[SP181225](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

26/680 & [27/7230](#) CONVEYANCE Made Subject to Boundary Fences
Condition

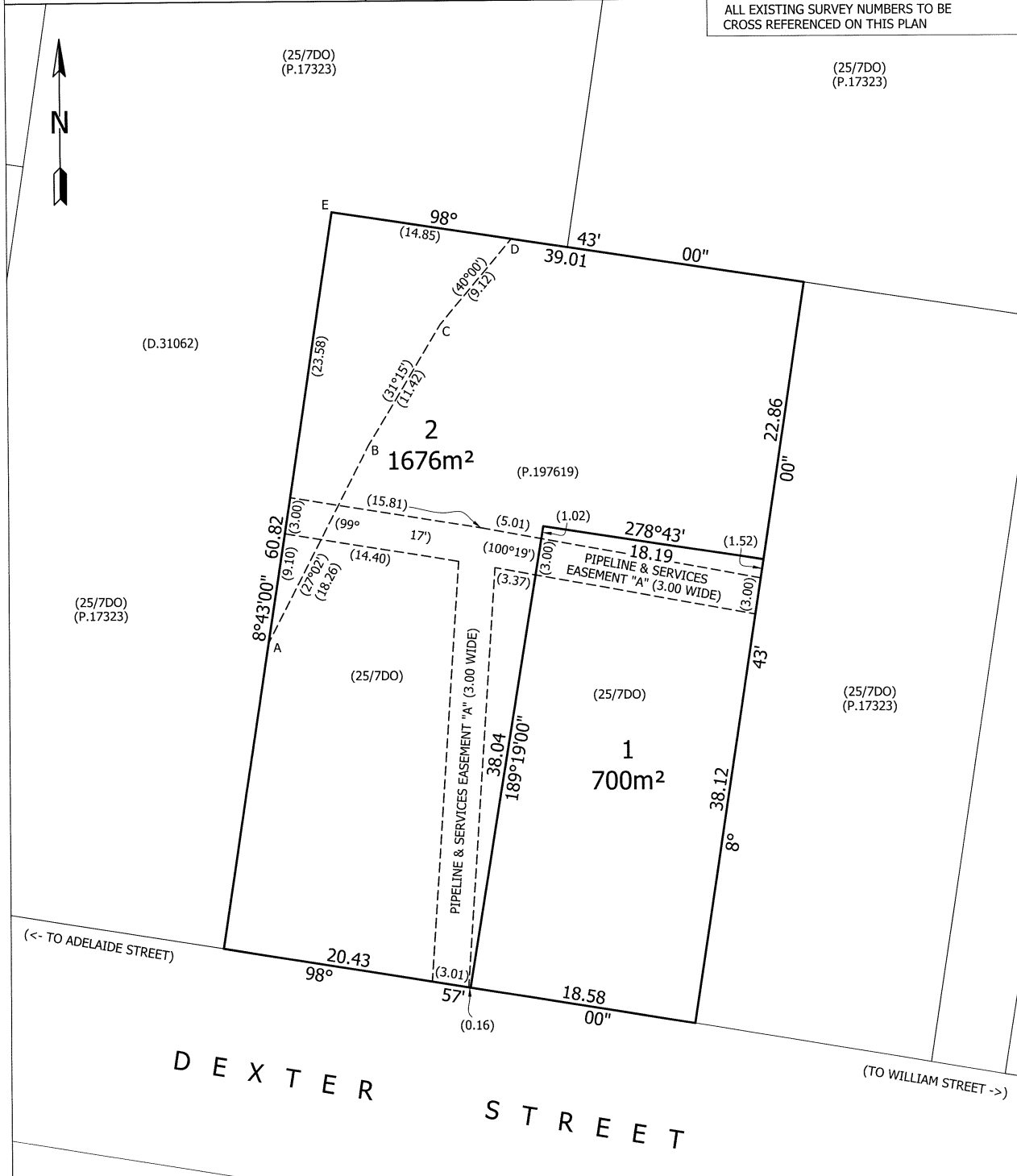
[E299141](#) MORTGAGE to Commonwealth Bank of Australia
Registered 04-Apr-2022 at 12.02 PM



UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER: JULIE CAROL FISH</p> <p>FOLIO REFERENCE: C.T.197619/1 & 5</p> <p>GRANTEE: Part of Lot 4^A3A-3R-24Ps Granted to John Taylor</p>	<p>PLAN OF SURVEY</p>  <p>WOOLCOTT SURVEYS</p> <p>BY SURVEYOR: COLIN STERLING SMITH</p> <p>LOCATION: Town of WESTBURY (SEC. H)</p> <p>SCALE 1:300 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p>SP181225</p> <hr/> <p>APPROVED EFFECTIVE FROM 8 JUN 2021</p>  <p>Recorder of Titles</p>
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ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



 <p>Registered Land Surveyor</p> <p>07/06/2021 Date</p>	<p>(SP.6146)</p>	 <p>Council Delegate</p> <p>26.2021 Date</p>
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<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.</p> <p>SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p style="font-size: 2em; font-family: monospace;">SP 181225</p>
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PAGE 1 OF 2 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.

EASEMENTS

Lots 1 and 2 on The Plan ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked Pipeline and Services Easement "A" (3.00 wide) shown on the Plan ("the Easement Land").

DEFINITION:-

"Pipeline and Services Easement" is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land 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, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) 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;
- (6) 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 any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lots from the highway at any vehicle entry and cross the Lots to the Easement Land; and
- (7) 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 Lots.

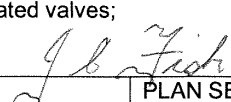

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;

SUBDIVIDER: JULIE CAROL FISH
 FOLIO REF Volume 197619 Folio 1
 SOLICITOR & REFERENCE: Rod Glover Legal (CJF)



 PLAN SEALED BY: Meander valley Council
 DATE: 26.11.2021
 REF NO. PA/21/0070 Council/Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS	Registered Number
PAGE 2 OF 2 PAGES	SP 181225
SUBDIVIDER: JULIE CAROL FISH FOLIO REF: Volume 197619 Folio 1	

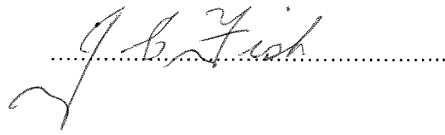
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) 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
- (h) where the context permits, any part of the Infrastructure. "TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

FENCING COVENANT:-

The owner of each Lot on the Plan covenants with the Vendor (Julie Carol Fish) that the Vendor shall not be required to fence.

Signed by JULIE CAROL FISH

as Registered Proprietor of the land comprised in) Folio of the Register Volume 197619 Folio 1 in the presence of)



Witness Signature

Colin Jones Foon
Solicitor

Full Name

Level 17 29 Paterson Street
Launceston Tas 7250

Postal Address

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.

DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN - SITE SETOUT PLAN
A02	SITE PLAN - CAR PARKING PLAN
A03	SITE PLAN - SERVICES PLAN
A04	SITE PLAN
A05	CONSTRUCTION PLAN DWELLING 1-3
A06	ROOF PLAN - DWELLING 1 - 3
A07	ELEVATIONS - DWELLING 1
A08	ELEVATIONS - DWELLING 1
A09	ELEVATIONS - DWELLING 2
A10	ELEVATIONS - DWELLING 2
A11	ELEVATIONS - DWELLING 3
A12	ELEVATIONS - DWELLING 3
A13	ELEVATIONS - CARPORT
A14	3D PERSPECTIVE #1
A15	3D PERSPECTIVE #2
A16	3D PERSPECTIVE #3
A17	3D PERSPECTIVE #4
A18	3D PERSPECTIVE #5
A19	3D PERSPECTIVE #6

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	8.0 GENERAL RESIDENTIAL ZONE
BUILDING CLASS:	CLASS 1A
LAND TITLE REFERENCE NUMBER:	174158/19
DESIGN WIND SPEED:	ASSUMED "N2"
SOIL CLASSIFICATION:	"H1"
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

PROPOSED MULTIPLE DWELLING

M . H . FARLEY
 135 DEXTER ST.
 WESTBURY TAS 7303

MEANDER VALLEY COUNCIL

ISSUED FOR DEVELOPMENT APPROVAL

DEVELOPMENT AREA	
Name	Area
APPROX. EXISTING DWELLING	109.01 m ²
PROPOSED CAR PORT DESIGNED BY OTHERS	54.00 m ²
PROPOSED DWELLING 1	89.87 m ²
PROPOSED DWELLING 2	89.87 m ²
PROPOSED DWELLING 3	89.87 m ²
	432.62 m ²



LOT 135
 PID: 9794531
 TITLE: 181225/2
 AREA: 1676m²

LOT 135 PID: 9794531 TITLE: 181225/2 AREA: 1676m²	
LANDSCAPING ARE: 130.41m²	
UNIT 1 DWELLING - 89.87m²	
	PRIVATE OPEN SPACES 79.42m²
UNIT 2 DWELLING - 89.87m²	
	PRIVATE OPEN SPACES 89.88m²
UNIT 3 DWELLING - 89.87m²	
	PRIVATE OPEN SPACES 84.05m²
NO. OF PARKING PER DWELLING : 2 NO. OF VISITOR PARKING PER DWELLING: 1	
	COMMON SHARED AREA 562.32m²
TOTAL IMPERVIOUS SURFACE - 960.61m²	

	PROPOSED 140L RUBBISH AND RECYCLING BINS
	2.6m x 5.4m DESIGNATED PARKING SPACES - EXTERNAL CAR PARKING SPACES ALLOCATED TO EACH DWELLING AREA TO BE CLEARLY DELINEATED, SUCH AS LINE MARKING OR SIGNAGE FOR EASY IDENTIFICATION IN ASSOCIATION WITH THE DWELLING TO COUNCIL'S STANDARDS
	DESIGNATED VISITOR PARKING SPACES - ALL VISITOR PARKING SPACES AND TURNING SPACES ARE TO BE LINE MARKED OR PHYSICALLY DELINEATED TO COUNCILS STANDARDS
	PROPOSED 1.8m HIGH TIMBER FENCE (25% TRANSPARENCY) NATURAL IN COLOUR TO END @ 4.5M FROM PRIMARY FRONTAGE IN ACCORDANCE WITH MEANDER VALLEY INTERIM PLANNING SCHEME 6.4.2
	300x300 STORMWATER PIT INSTALLED TO DISRUPT STORMWATER RUNOFF TO BE CONNECTED TO STORMWATER SYSTEM

ISSUED FOR APPROVAL

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Client: M . H . FARLEY
 Project: PROPOSED DWELLINGS
 Address: 135 DEXTER ST
 WESTBURY TAS 7303

Office: 6331 7021
 info@engineeringplus.com.au

E	REVISED DRIVEWAY	21.01.26	C.L
D	REVISED DRIVEWAY	20.01.26	C.L
C	REVISED TOPOGRAPHY	15.01.26	C.L
B	ISSUED FOR APPROVAL	12.12.25	C.L
A	ISSUED FOR APPROVAL	19.11.25	J.C
-	ISSUED FOR REVIEW	13.11.25	J.C
Rev:	Amendment:	Date:	Int:

Date Drawn: 11.09.25
 Drawn: S.V
 Checked: R. Hall
 Approved: J. Pfeiffer
 Scale: As Shown @ A3
 Accredited Building Designer
 Designer Name: J.Pfeiffer
 Accreditation No: CC2211T

Drawing No: 2025-300 A01 Rev E

SITE PLAN - SITE SETOUT PLAN
 SCALE 1 : 300



LOT 135 PID: 9794531 TITLE: 181225/2 AREA: 1676m ²	
LANDSCAPING ARE: 130.41m ²	
UNIT 1 DWELLING - 89.87m ²	
PRIVATE OPEN SPACES 79.42m ²	
UNIT 2 DWELLING - 89.87m ²	
PRIVATE OPEN SPACES 89.88m ²	
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	PROPOSED 140L RUBBISH AND RECYCLING BINS
	2.6m x 5.4m DESIGNATED PARKING SPACES - EXTERNAL CAR PARKING SPACES ALLOCATED TO EACH DWELLING AREA TO BE CLEARLY DELINEATED, SUCH AS LINE MARKING OR SIGNAGE FOR EASY IDENTIFICATION IN ASSOCIATION WITH THE DWELLING TO COUNCIL'S STANDARDS
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	300x300 STORMWATER PIT INSTALLED TO DISRUPT STORMWATER RUNOFF TO BE CONNECTED TO STORMWATER SYSTEM

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
STORMWATER FROM PROPOSED MULTIPLE DWELLING TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

NOTE
THE ENTIRETY OF THE PROPERTY IS WITHIN PRIORITY VEGETATION AREA

LEGEND	
	SEWER
	WATER
	STORMWATER
	WASTE STORAGE 1.5m ²

ISSUED FOR APPROVAL

Copyright ©

Client: **M . H . FARLEY**
Project: **PROPOSED DWELLINGS**
Address: **135 DEXTER ST WESTBURY TAS 7303**

Office: 6331 7021
info@engineeringplus.com.au

ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

SITE PLAN - CAR PARKING PLAN
SCALE 1 : 300

E	REVISED DRIVEWAY	21.01.26	C.L	Date Drawn: 11.09.25
D	REVISED DRIVEWAY	20.01.26	C.L	Drawn: S.V
C	REVISED TOPOGRAPHY	15.01.26	C.L	Checked: R. Hall
B	ISSUED FOR APPROVAL	12.12.25	C.L	Approved: J. Pfeiffer
A	ISSUED FOR APPROVAL	19.11.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	13.11.25	J.C	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

Drawing No: **2025-300** A02 Rev **E**

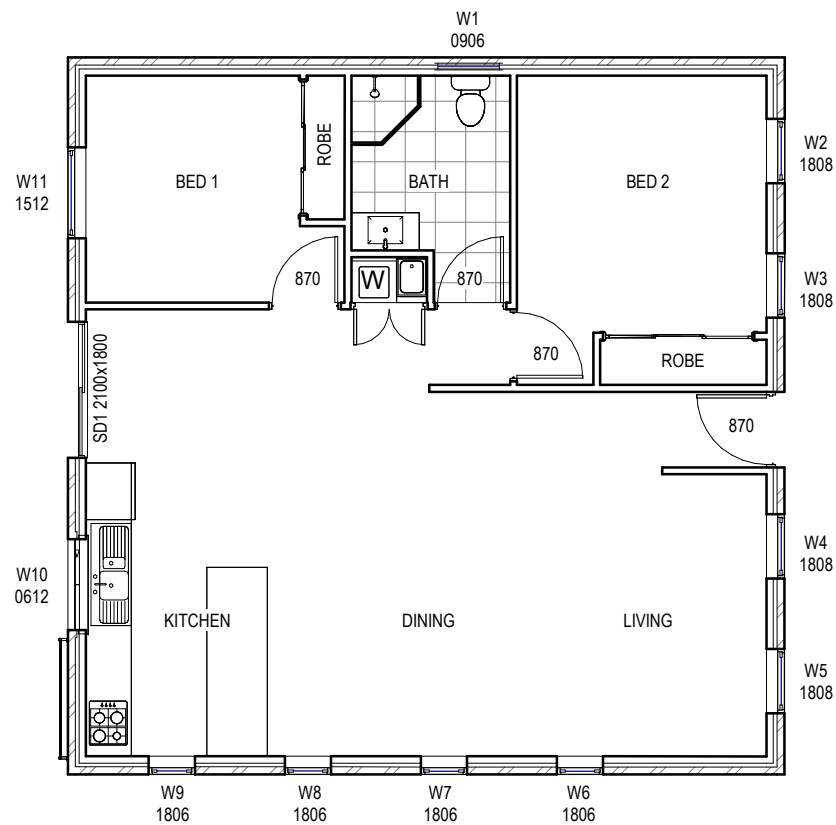


SMOKE ALARMS
 PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH ABCB OF H3D6 - PART 9.5.2

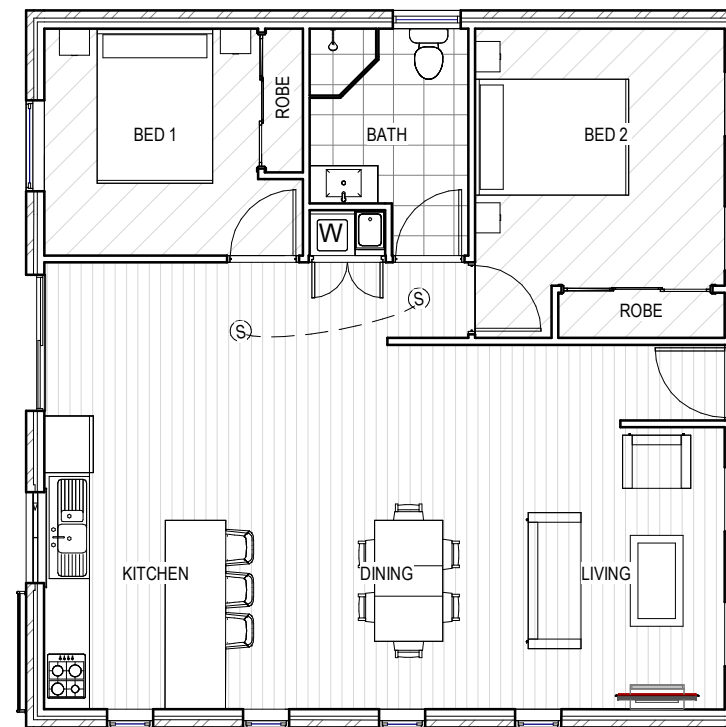
(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

DISCLAIMER
 ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

NOTES:
 W1 TO BE FITTED WITH OBSCURED/FROSTED WINDOWS.
 ALL WINDOWS FACING THE SHARED DRIVEWAY TO BE FITTED WITH 1.7m HIGH FROSTED WINDOW WHERE REQUIRED.



CONSTRUCTION FLOOR PLAN - UNIT 1-3
 SCALE 1 : 100



FLOOR PLAN - UNIT 1-3
 SCALE 1 : 100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE
*W1	900	600	DG
W2	1800	850	DG
W3	1800	850	DG
W4	1800	850	DG
W5	1800	850	DG
W6	1800	600	DG
W7	1800	600	DG
W8	1800	600	DG
W9	1800	600	DG
W10	600	1200	DG
W11	1500	1200	DG
SD1	2100	1800	DG

ISSUED FOR APPROVAL

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Area Schedule (Gross Building)		
Name	Area	Area (sq)
APPROX. EXISTING DWELLING	109.01 m ²	11.73
PROPOSED CAR PORT DESIGNED BY OTHERS	54.00 m ²	5.81
PROPOSED DWELLING 1	89.87 m ²	9.67
PROPOSED DWELLING 2	89.87 m ²	9.67
PROPOSED DWELLING 3	89.87 m ²	9.67
	432.62 m ²	46.57

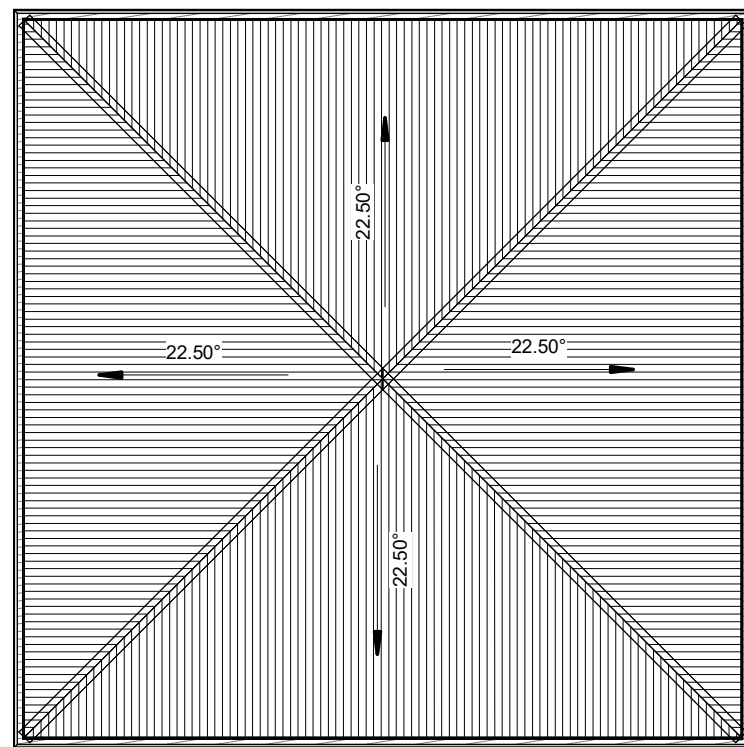
FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

E	REVISED DRIVEWAY	21.01.26	C.L	Date Drawn: 11.09.25
D	REVISED DRIVEWAY	20.01.26	C.L	Drawn: S.V
C	REVISED TOPOGRAPHY	15.01.26	C.L	Checked: R. Hall
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Rev:	Amendment:	Date:	Int:	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T

Client: M . H . FARLEY
 Project: PROPOSED DWELLINGS
 Address: 135 DEXTER ST
 WESTBURY TAS 7303

Office: 6331 7021
 info@engineeringplus.com.au

Drawing No: 2025-300 A05 Rev E



ROOF PLAN
 SCALE 1:100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

DOWNPIPES - NCC PART 7.4

MAX. 12M GUTTER LENGTH PER DOWNPIPE
 LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS
 SELECTED IN ACCORDANCE WITH TABLES 7.4.4a TO 7.4.4c

OVERFLOW MEASURES

IN ACCORDANCE WITH 7.4.7 AND TABLE 7.4.4a & 7.4.4b AND FIG. 7.4.7a TO 7.4.7d
 END STOP WEIR
 100mm MIN CLEAR WIDTH. INSTALLED 25mm BELOW FASCIA TOP
 NOT SUITABLE WHEN END-STOP ABUTS WALL
 INVERTED NOZZLE
 INSTALLED WITHIN 500mm OF GUTTER HIGH POINT
 100x50mm MIN. NOZZLE SIZE - MIN. 25mm BELOW FASCIA TOP
 FRONT FACE WEIR
 200mm CLEAR WIDTH - 20mm CLEAR HEIGHT
 INSTALLED MIN. 25mm BELOW FASCIA TOP
 RAINHEAD
 75mm DIA HOLE IN OUTWARD FACE - CENTERLINE 100mm BELOW FASCIA TOP

GUTTERS - NCC PART 7.4

FALL NOT LESS THAN 1:500
 SUPPORT BRACKETS FIXED AT STOP ENDS, CORNERS AND MAX. 1.2m CENTRES
 VALLEY GUTTERS TO BE DIMENSIONED IN ACCORDANCE WITH TABLE 7.4.4c
 HAVE A ROOF PITCH AND SIDE ANGLE OF NOT LESS THAN 12.5deg
 HAVE A MIN. FREEBOARD OF NOT LESS THAN 15mm

OVERFLOW MEASURES

IN ACCORDANCE WITH 7.4.6 AND TABLE 7.4.4a & 7.4.4b AND FIGURE 7.4.6a & 7.4.6b
 FRONT FACE SLOTTED GUTTER
 MIN SLOT OPENING 1200mm/ GUTTER m
 LOWER EDGE OF SLOT INSTALLED 25mm BELOW FASCIA TOP
 CONTROLLED BACK GAP
 PERMANENT MIN. 10mm SPACER BETWEEN GUTTER & FASCIA
 ONE PER BRACKET - MIN. 50mm WIDE
 GUTTER INSTALLED MIN. 10mm BELOW FASCIA TOP

ISSUED FOR APPROVAL

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Client: **M . H . FARLEY**
 Project: **PROPOSED DWELLINGS**
 Address: **135 DEXTER ST
 WESTBURY TAS 7303**

Office: 6331 7021
 info@engineeringplus.com.au

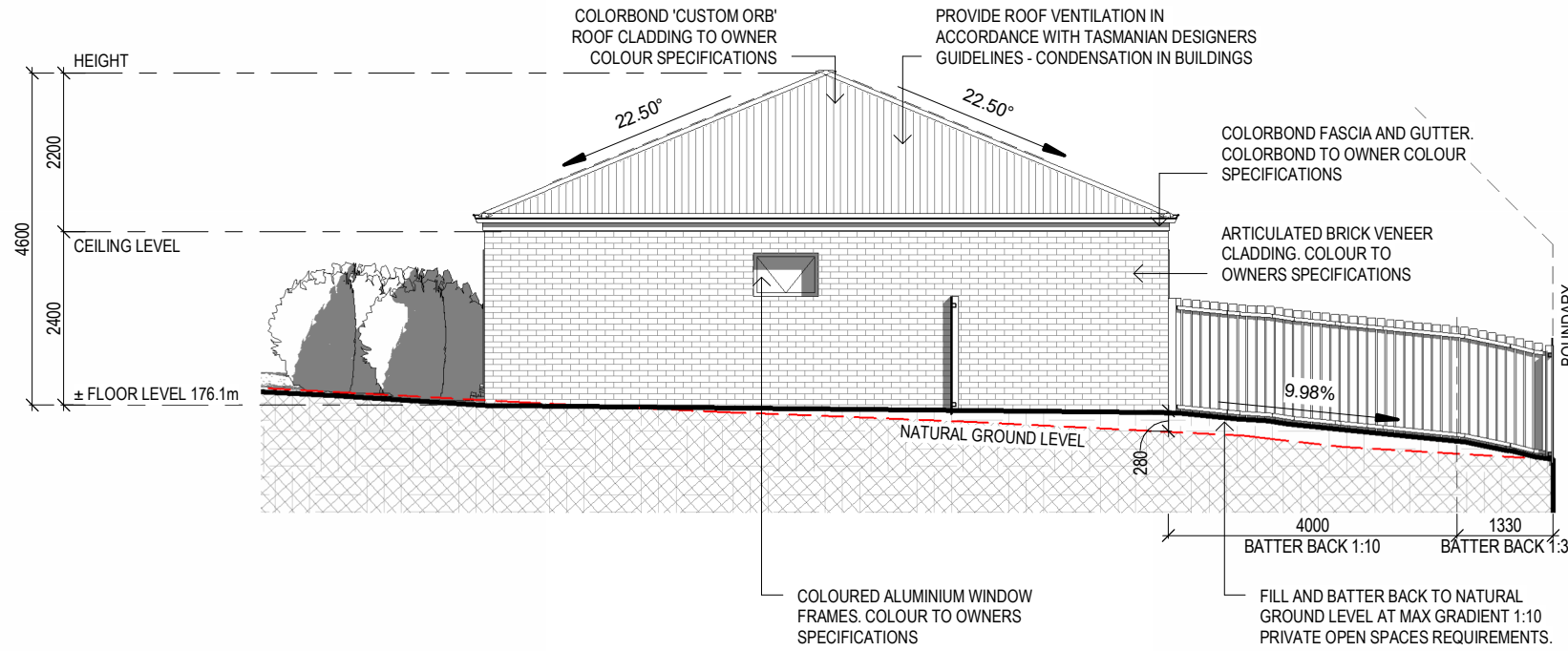
E	REVISED DRIVEWAY	21.01.26	C.L	Date Drawn: 11.09.25
D	REVISED DRIVEWAY	20.01.26	C.L	Drawn: S.V
C	REVISED TOPOGRAPHY	15.01.26	C.L	Checked: R. Hall
B	ISSUED FOR APPROVAL	12.12.25	C.L	Approved: J. Pfeiffer
A	ISSUED FOR APPROVAL	19.11.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	13.11.25	J.C	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer Accreditation No: CC2211T

Drawing No: **2025-300** A06 Rev **E**

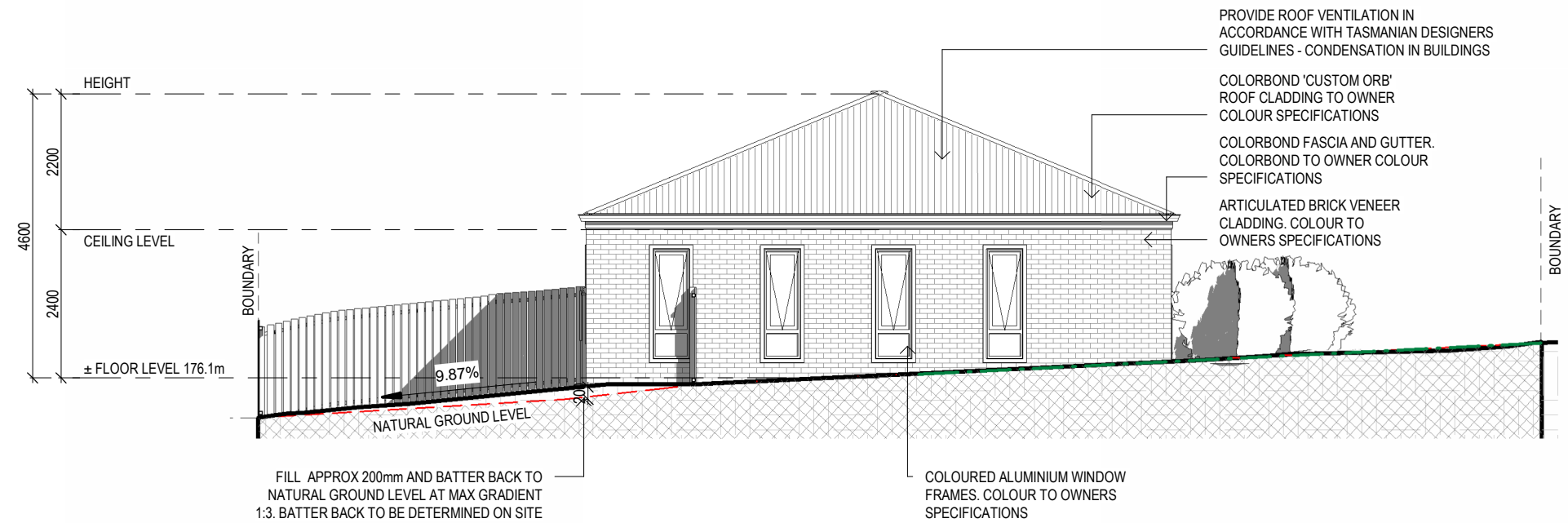
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
 EAVE WIDTH - REFER TO ELEVATION

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



NORTH ELEVATION (DWELLING 1)
 SCALE 1 : 100



SOUTH ELEVATION (DWELLING 1)
 SCALE 1 : 100

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SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
 TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

E	REVISED DRIVEWAY	21.01.26	C.L	Date Drawn: 11.09.25
D	REVISED DRIVEWAY	20.01.26	C.L	Drawn: S.V
C	REVISED TOPOGRAPHY	15.01.26	C.L	Checked: R. Hall
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-	ISSUED FOR REVIEW	13.11.25	J.C	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer
				Accreditation No: CC2211T

Client: **M . H . FARLEY**
 Project: **PROPOSED DWELLINGS**
 Address: **135 DEXTER ST**
WESTBURY TAS 7303

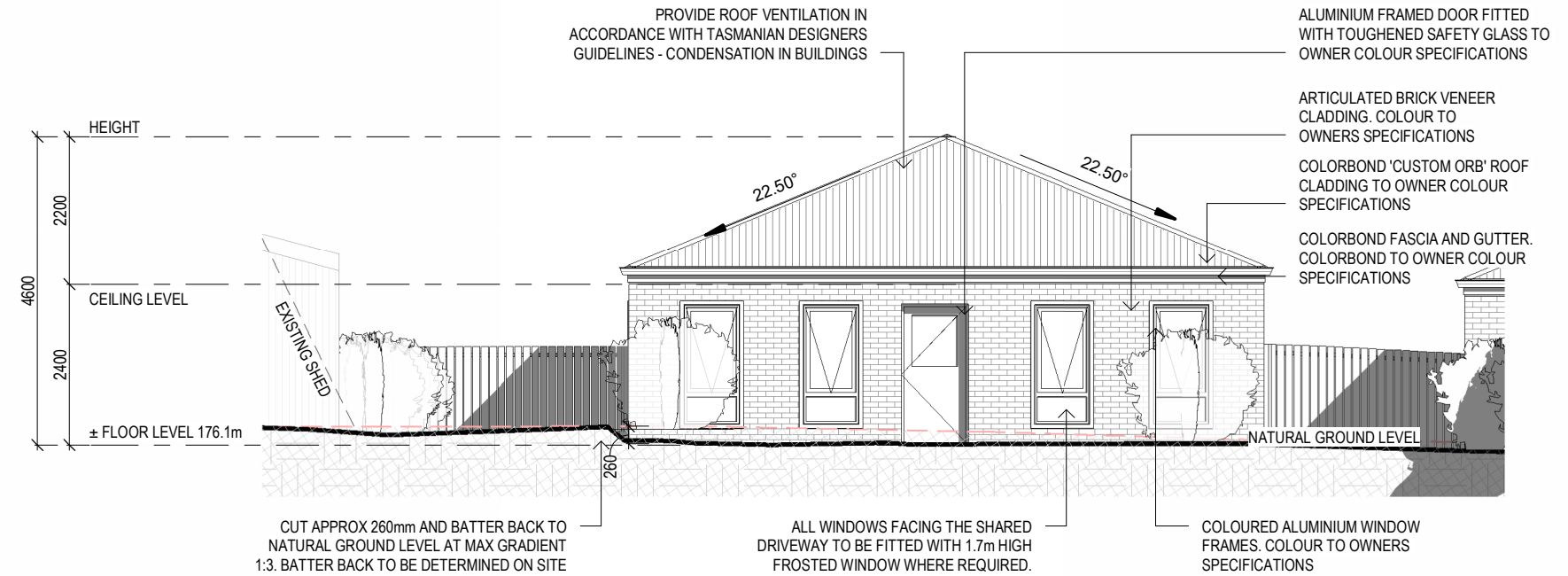
Office: 6331 7021
 info@engineeringplus.com.au

Drawing No: **2025-300** A07 Rev **E**

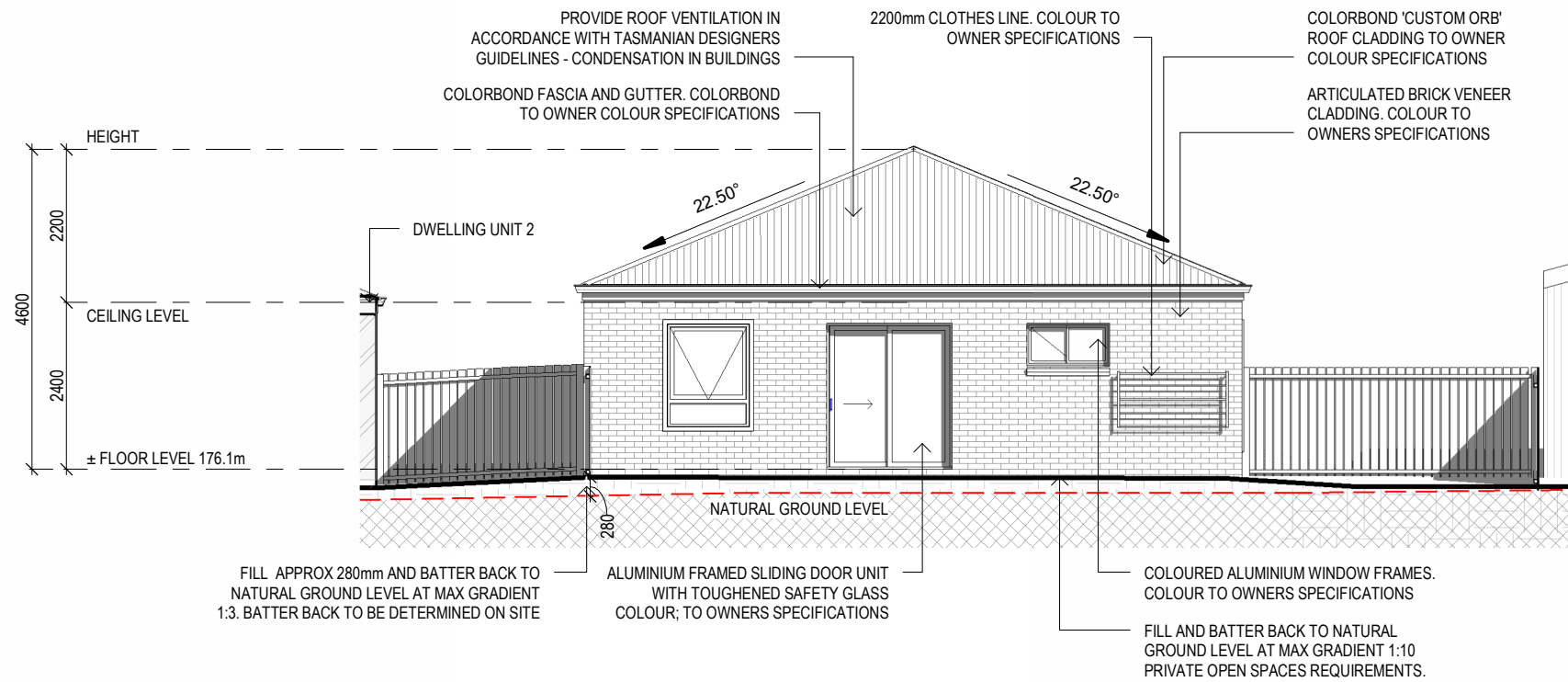
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
 EAVE WIDTH - REFER TO ELEVATION

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



EAST ELEVATION (DWELLING 1)
 SCALE 1 : 100



WEST ELEVATION (DWELLING 1)
 SCALE 1 : 100

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SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.

TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

E	REVISED DRIVEWAY	21.01.26	C.L	Date Drawn: 11.09.25
D	REVISED DRIVEWAY	20.01.26	C.L	Drawn: S.V
C	REVISED TOPOGRAPHY	15.01.26	C.L	Checked: R. Hall
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A	ISSUED FOR APPROVAL	19.11.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	13.11.25	J.C	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

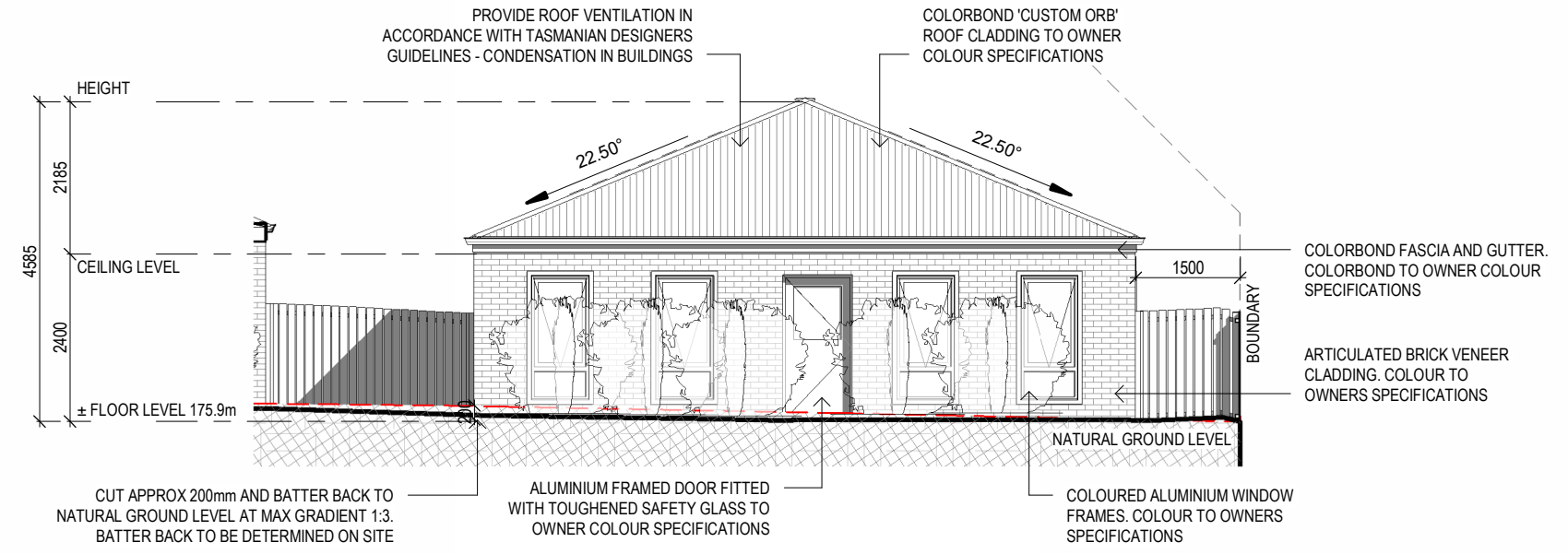
Client: **M . H . FARLEY**
 Project: **PROPOSED DWELLINGS**
 Address: **135 DEXTER ST**
WESTBURY TAS 7303

Office: 6331 7021
 info@engineeringplus.com.au

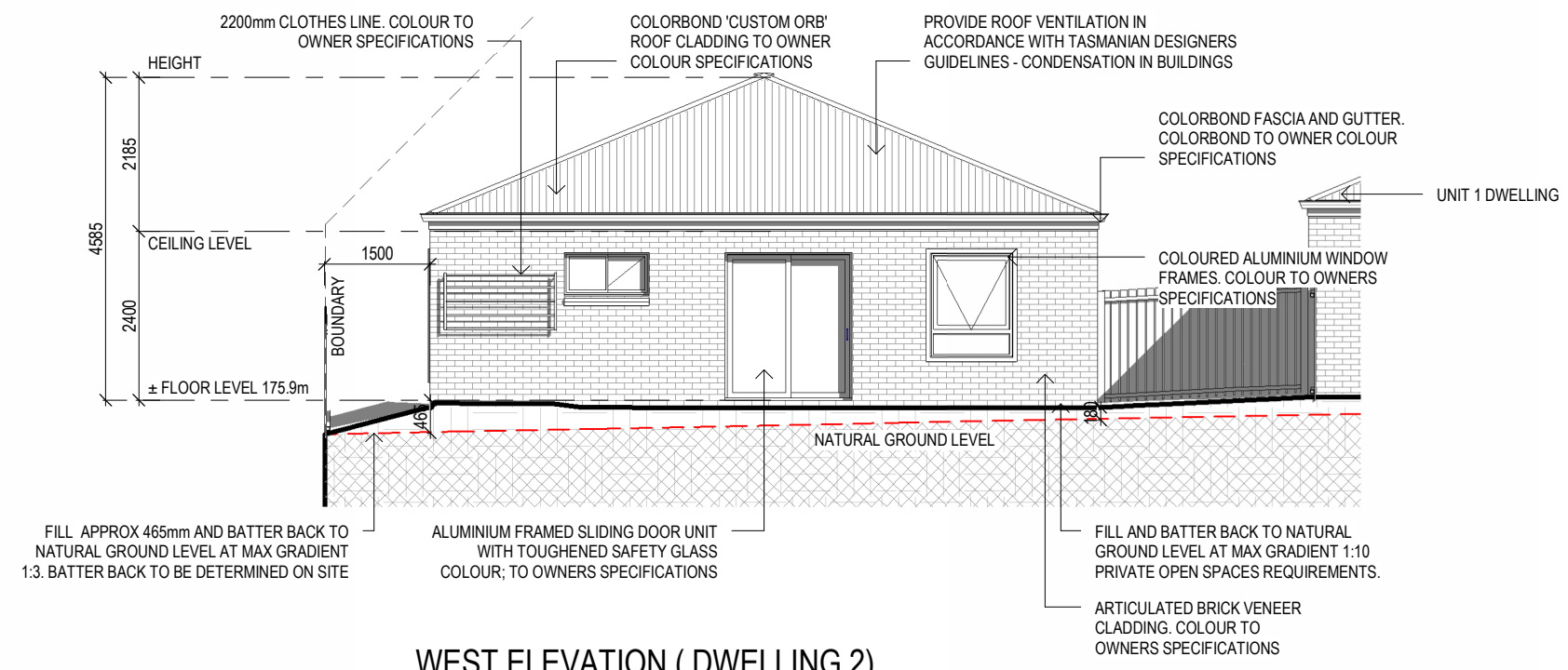
Drawing No: **2025-300** A08 Rev **E**

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



EAST ELEVATION (DWELLING 2)
 SCALE 1:100



WEST ELEVATION (DWELLING 2)
 SCALE 1:100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
 TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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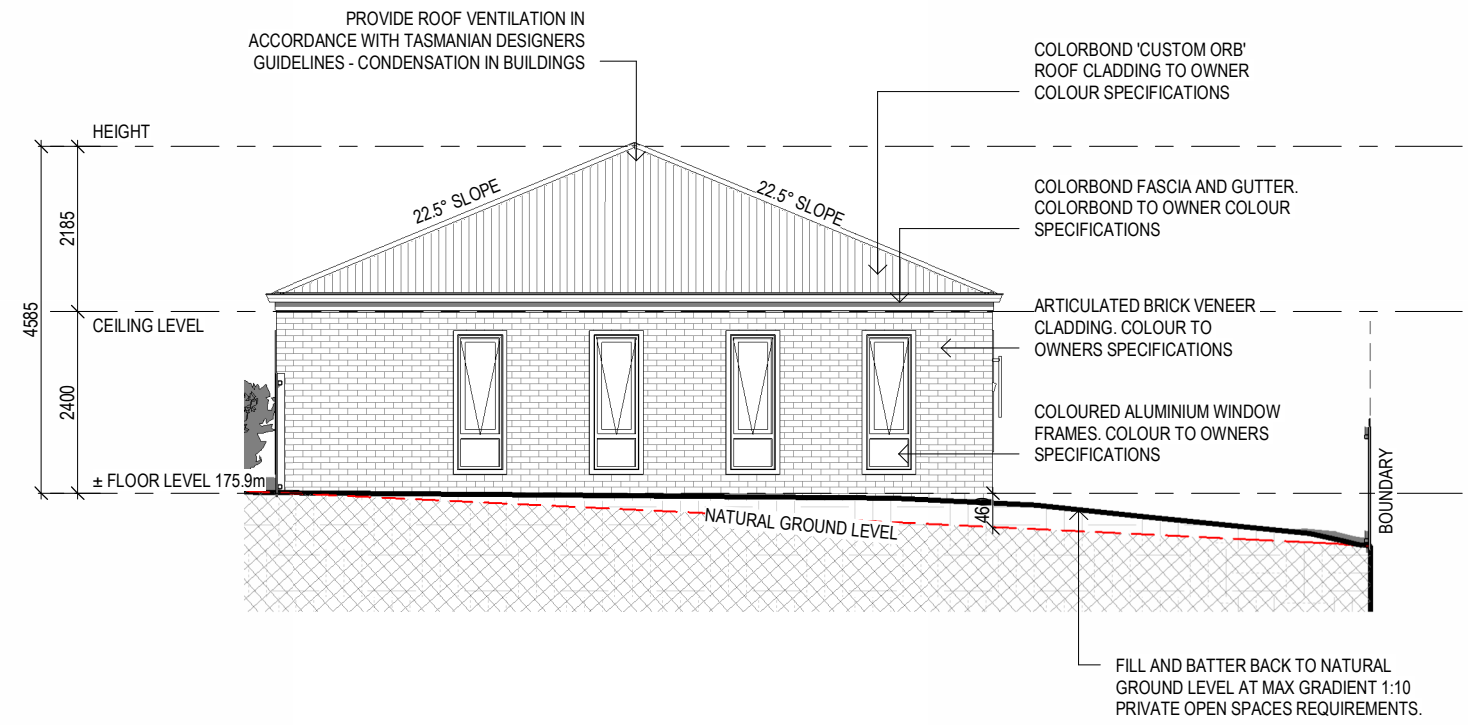
Client: **M . H . FARLEY**
 Project: **PROPOSED DWELLINGS**
 Address: **135 DEXTER ST WESTBURY TAS 7303**

Office: 6331 7021
 info@engineeringplus.com.au

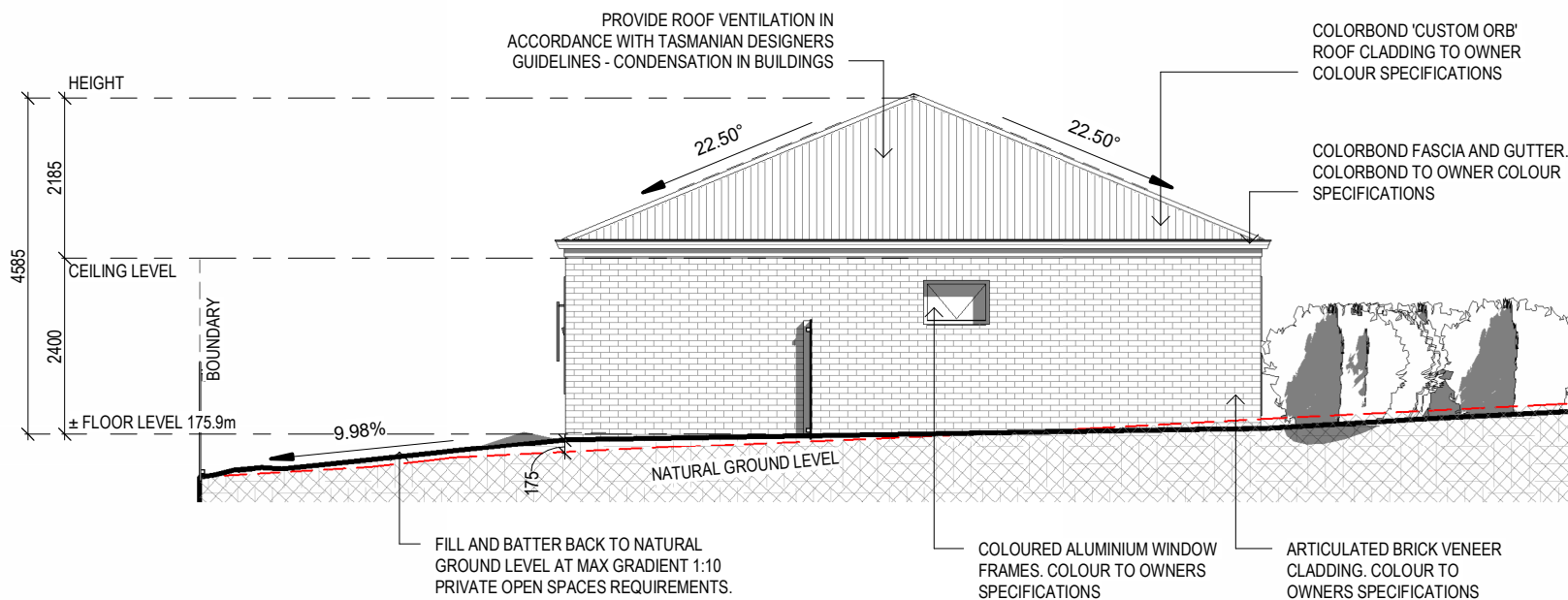


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D	REVISED DRIVEWAY	20.01.26	C.L	Drawn: S.V
C	REVISED TOPOGRAPHY	15.01.26	C.L	Checked: R. Hall
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A	ISSUED FOR APPROVAL	19.11.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	13.11.25	J.C	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer Accreditation No: CC2211T

Drawing No: **2025-300** A09 Rev **E**



NORTH ELEVATION (DWELLING 2)
 SCALE 1 : 100



SOUTH ELEVATION (DWELLING 2)
 SCALE 1 : 100

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 Address: **135 DEXTER ST**
WESTBURY TAS 7303

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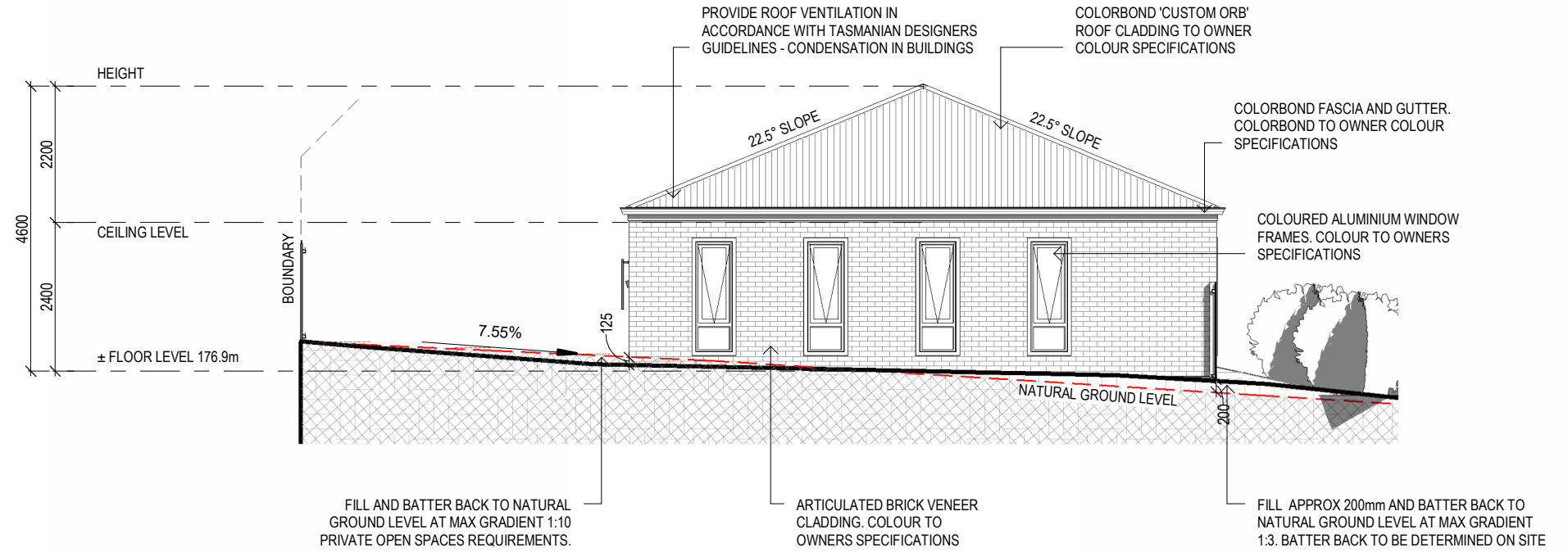
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A	ISSUED FOR APPROVAL	19.11.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	13.11.25	J.C	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

Drawing No: **2025-300** A10 Rev **E**

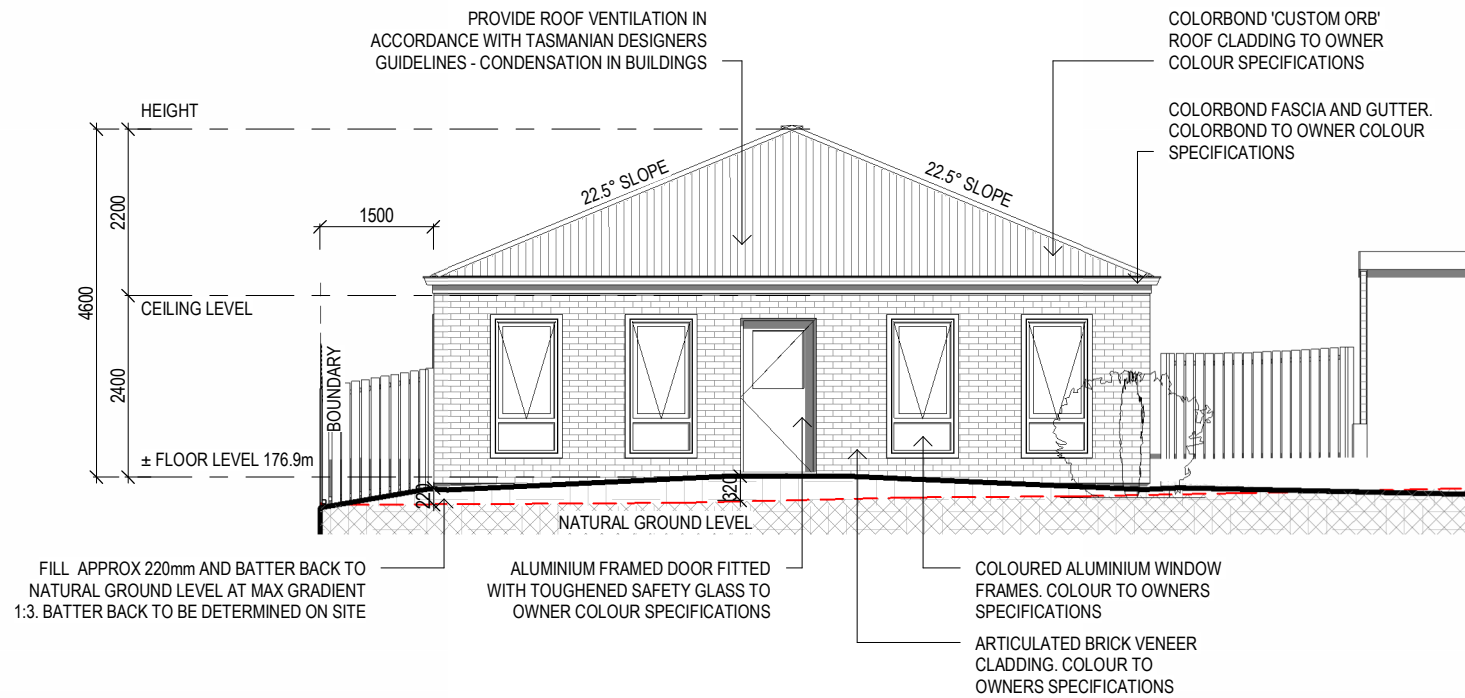
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
 EAVE WIDTH - REFER TO ELEVATION

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NORTH ELEVATION (DWELLING 3)
 SCALE 1 : 100



WEST ELEVATION (DWELLING 3)
 SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

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GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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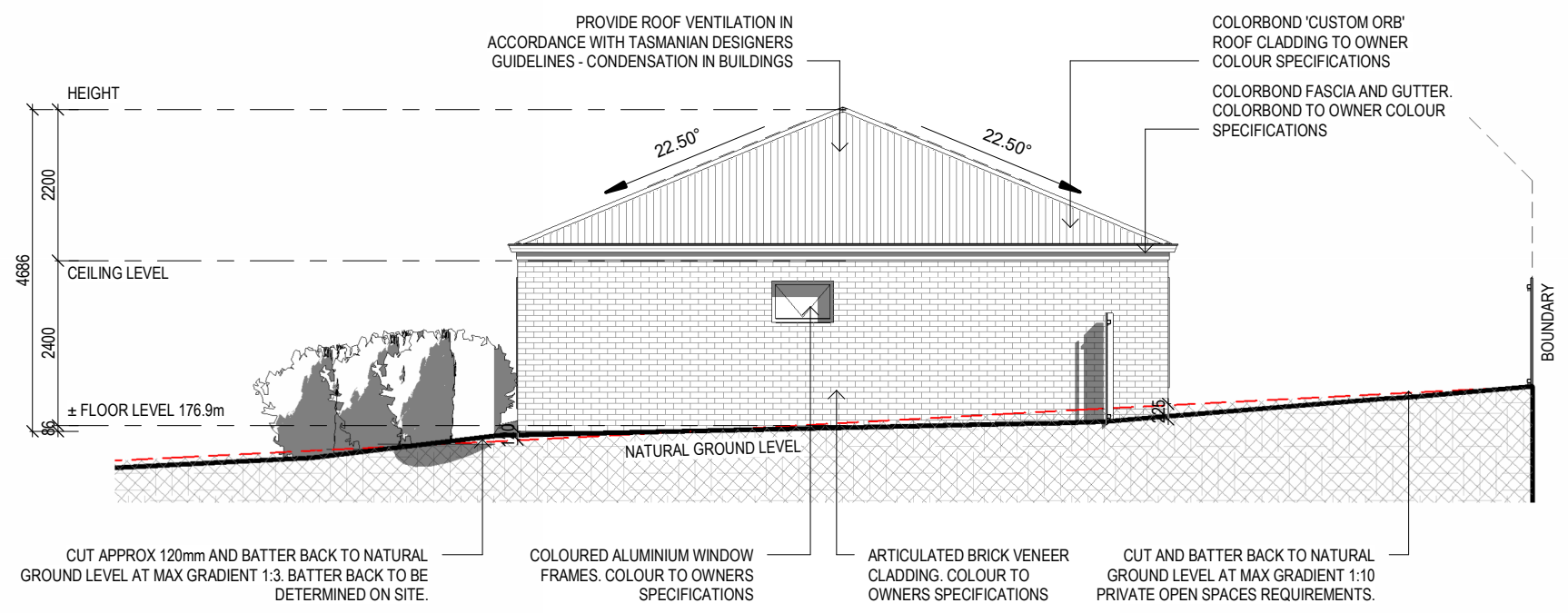
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 Project: **PROPOSED DWELLINGS**
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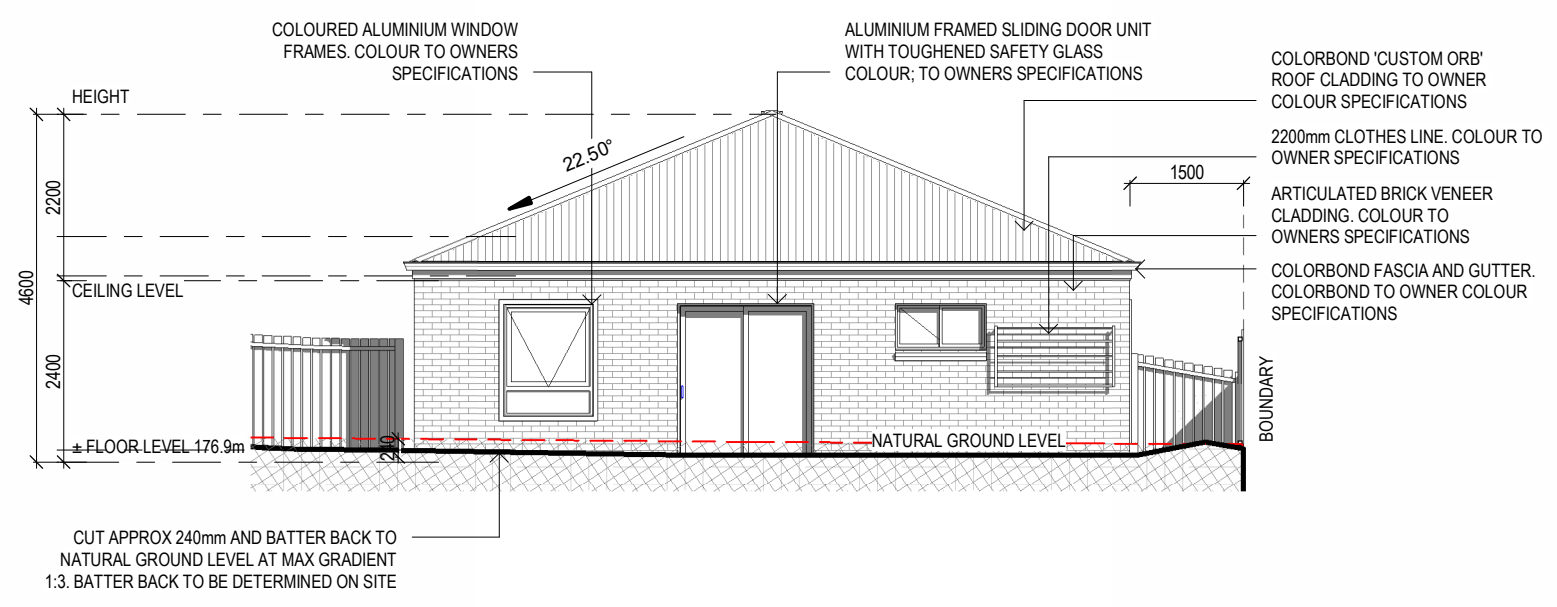
Office: 6331 7021
 info@engineeringplus.com.au

E	REVISED DRIVEWAY	21.01.26	C.L	Date Drawn: 11.09.25
D	REVISED DRIVEWAY	20.01.26	C.L	Drawn: S.V
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A	ISSUED FOR APPROVAL	19.11.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	13.11.25	J.C	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

Drawing No: **2025-300** A11 Rev **E**



SOUTH ELEVATION (DWELLING 3)
 SCALE 1 : 100



EAST ELEVATION (DWELLING 3)
 SCALE 1 : 100

ISSUED FOR APPROVAL

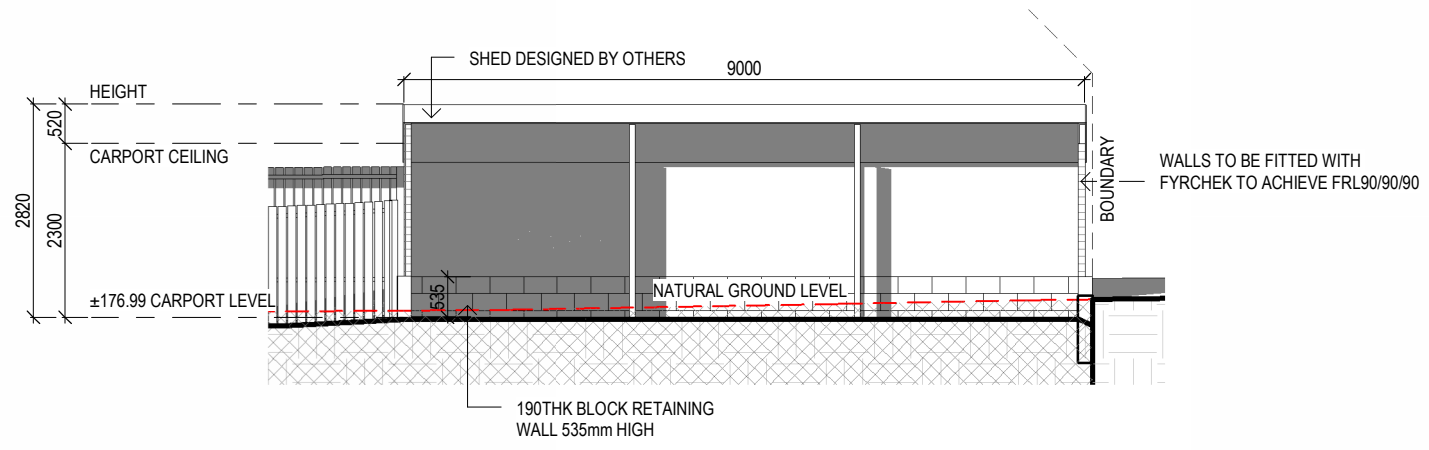
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 Project: **PROPOSED DWELLINGS**
 Address: **135 DEXTER ST**
WESTBURY TAS 7303

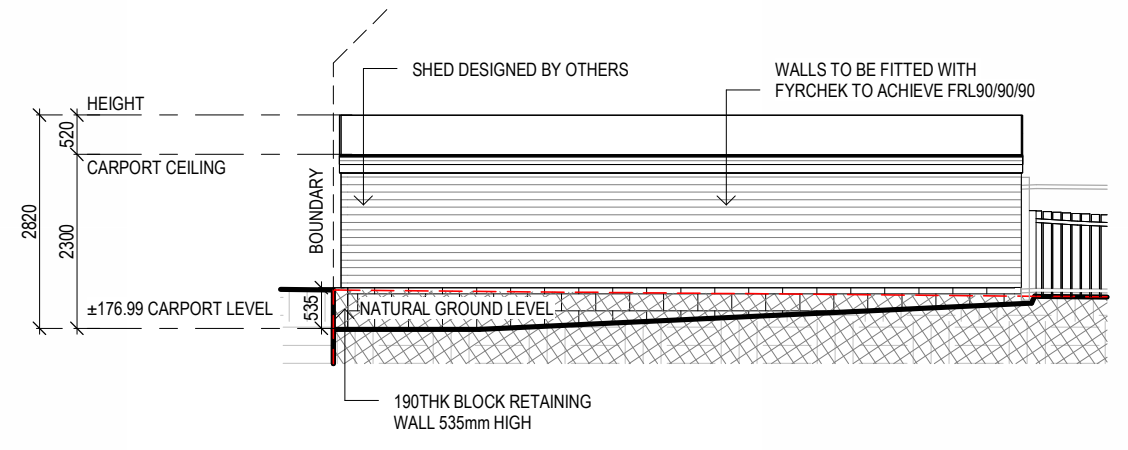
Office: 6331 7021
 info@engineeringplus.com.au

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A	ISSUED FOR APPROVAL	19.11.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	13.11.25	J.C	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

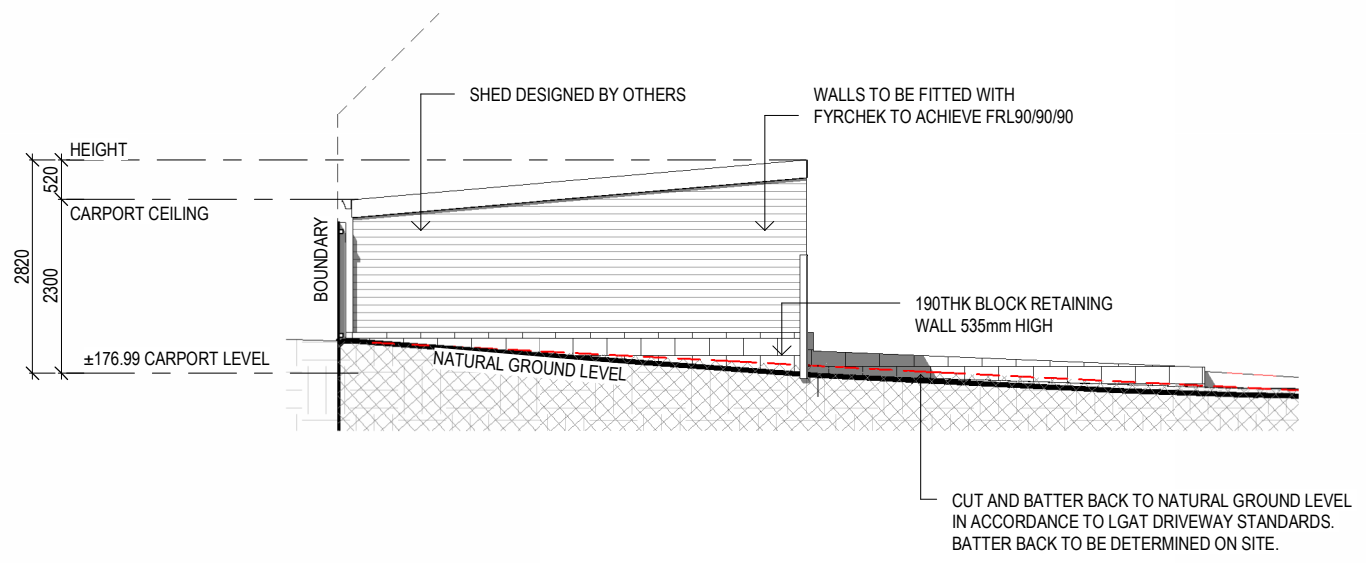
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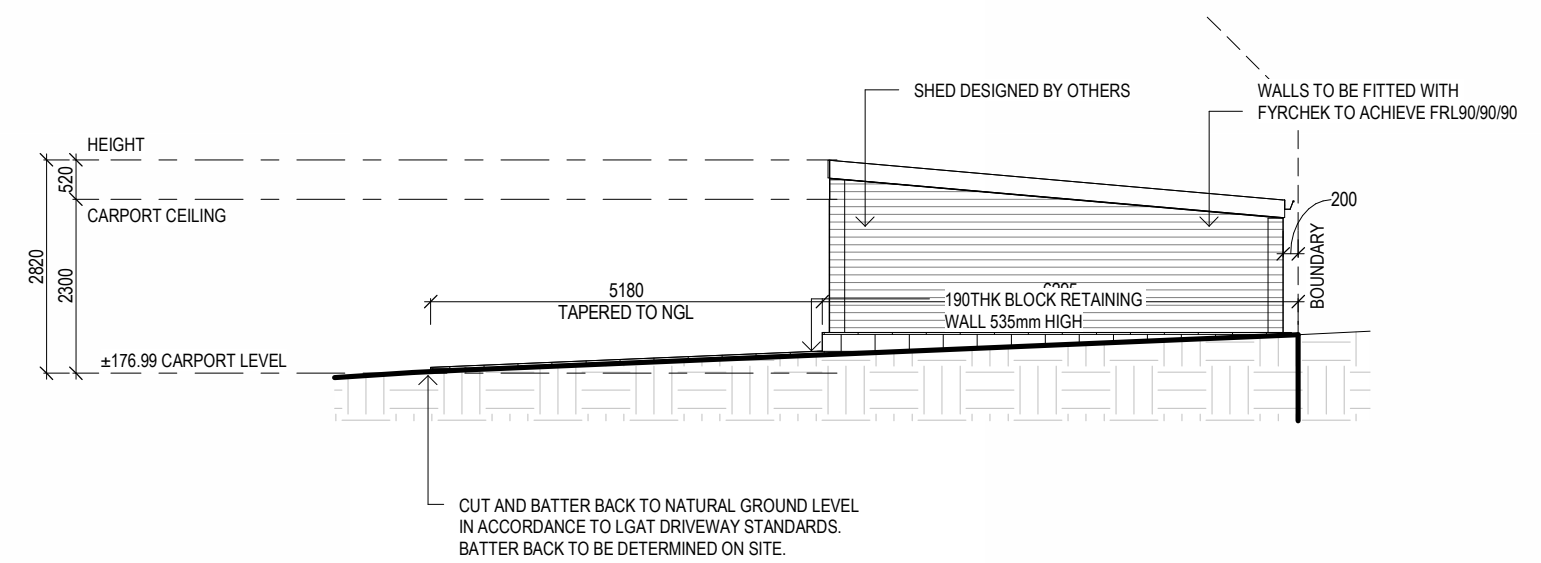
WEST ELEVATION (CARPORT)
 SCALE 1:100



EAST ELEVATION (CARPORT)
 SCALE 1:100



NORTH ELEVATION (CARPORT)
 SCALE 1:100



SOUTH ELEVATION (CARPORT)
 SCALE 1:100

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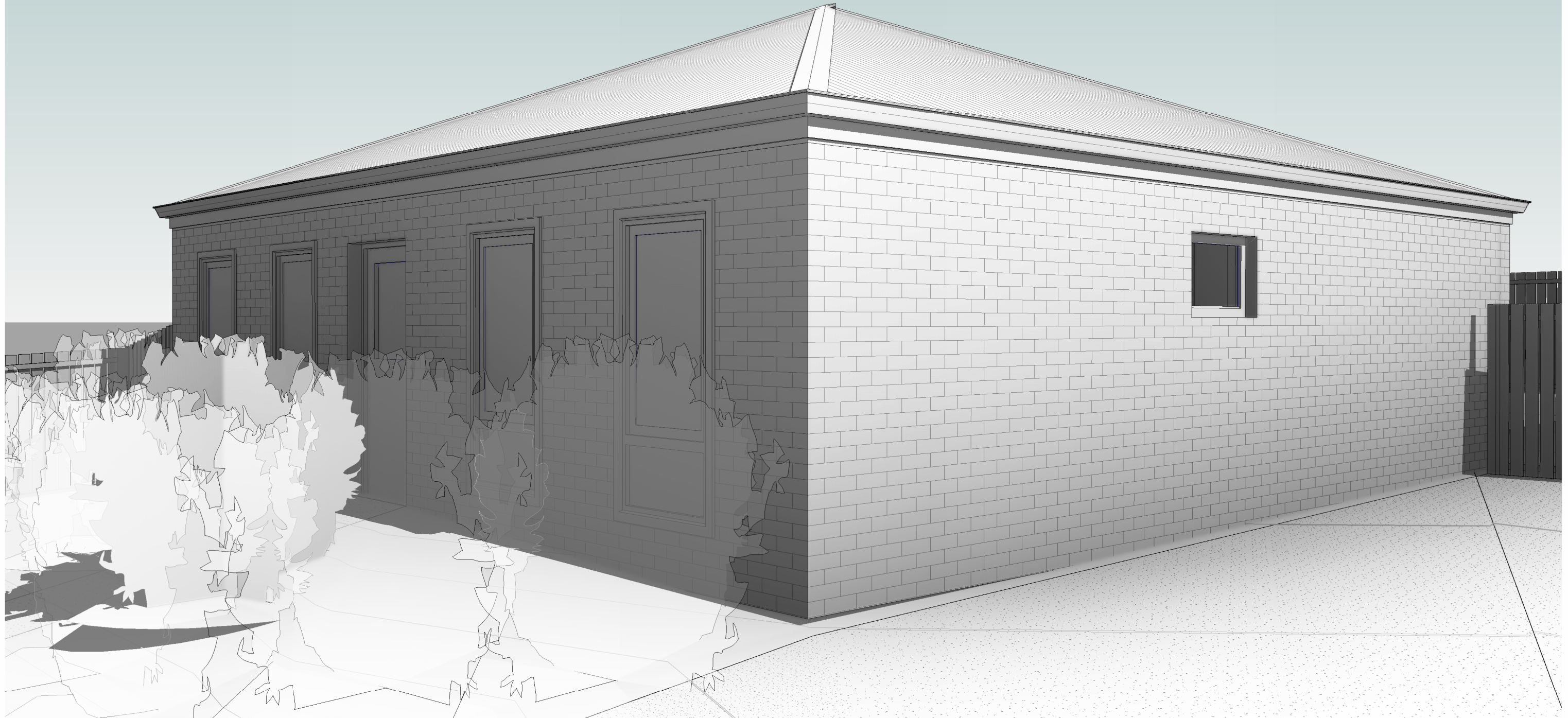
Client: **M . H . FARLEY**
 Project: **PROPOSED DWELLINGS**
 Address: **135 DEXTER ST WESTBURY TAS 7303**

Office: 6331 7021
 info@engineeringplus.com.au

E	REVISED DRIVEWAY	21.01.26	C.L	Date Drawn: 11.09.25
D	REVISED DRIVEWAY	20.01.26	C.L	Drawn: S.V
C	REVISED TOPOGRAPHY	15.01.26	C.L	Checked: R. Hall
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A	ISSUED FOR APPROVAL	19.11.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	13.11.25	J.C	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

Date Drawn: 11.09.25
 Drawn: S.V
 Checked: R. Hall
 Approved: J. Pfeiffer
 Scale: As Shown @ A3
 Accredited Building Designer
 Designer Name: J.Pfeiffer
 Accreditation No: CC2211T

Drawing No: **2025-300** A13 Rev **E**



ISSUED FOR APPROVAL

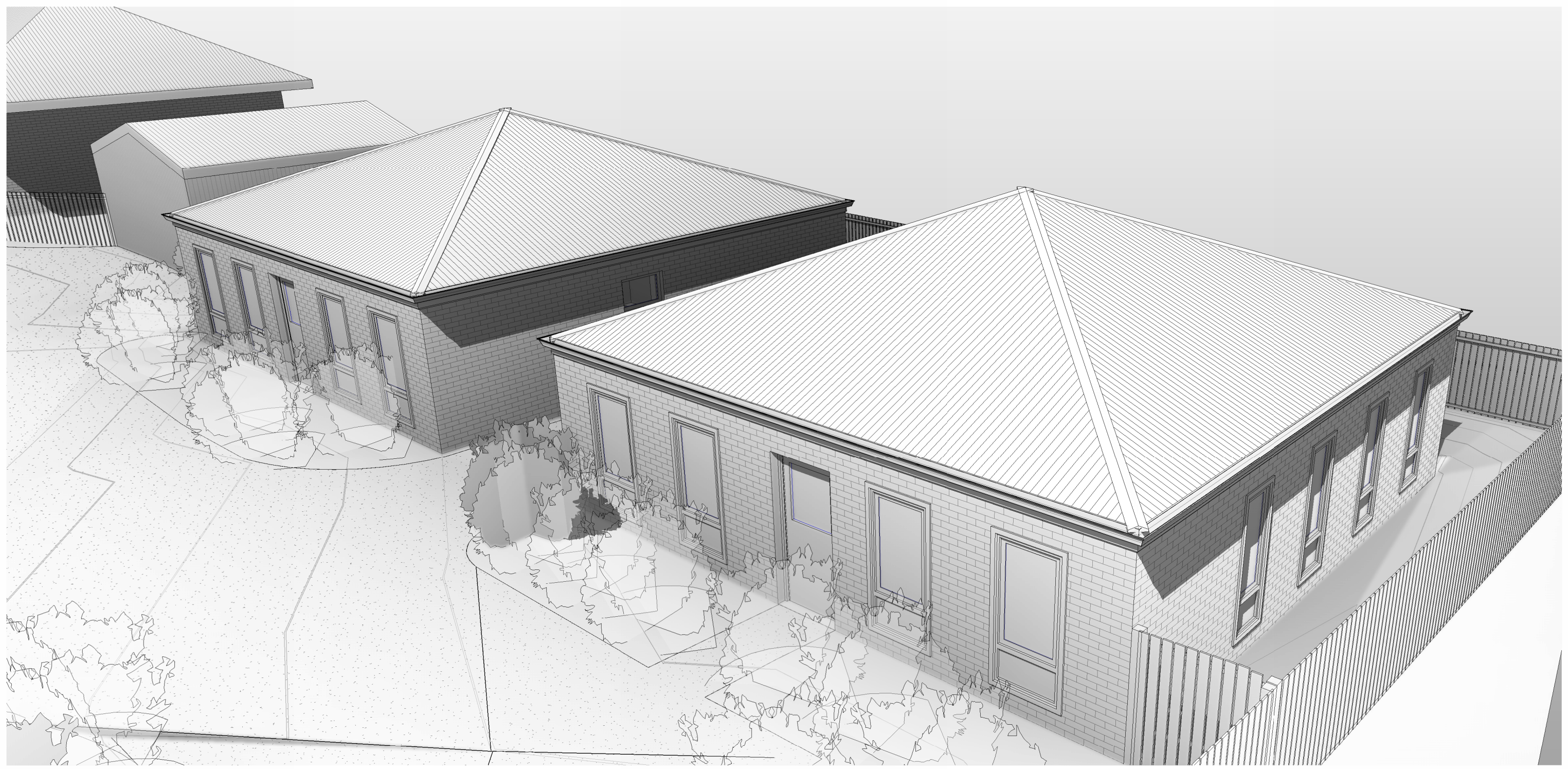
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 Project: **PROPOSED DWELLINGS**
 Address: **135 DEXTER ST**
WESTBURY TAS 7303

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E	REVISED DRIVEWAY	21.01.26	C.L	Date Drawn: 11.09.25
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A	ISSUED FOR APPROVAL	19.11.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	13.11.25	J.C	
Rev:	Amendment:	Date:	Int:	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T

Drawing No: 2025-300
 A14
 Rev E



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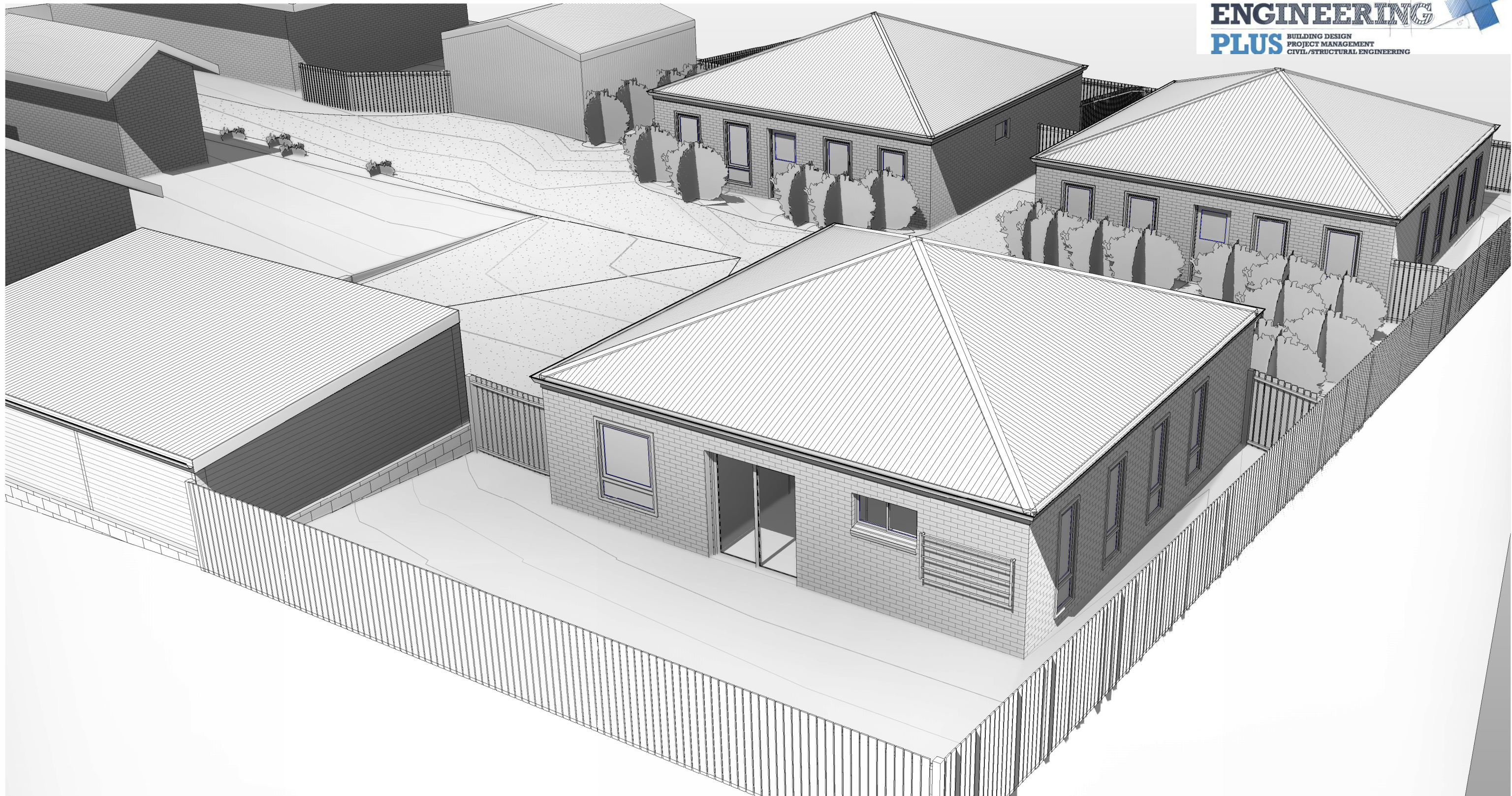
Office: 6331 7021
 info@engineeringplus.com.au

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-	ISSUED FOR REVIEW	13.11.25	J.C
Rev:	Amendment:	Date:	Int:

Date Drawn: 11.09.25
 Drawn: S.V
 Checked: R. Hall
 Approved: J. Pfeiffer
 Scale: As Shown @ A3

Accredited Building Designer
 Designer Name: J.Pfeiffer
 Accreditation No: CC2211T

Drawing No: 2025-300
 A15
 Rev: E



ISSUED FOR APPROVAL

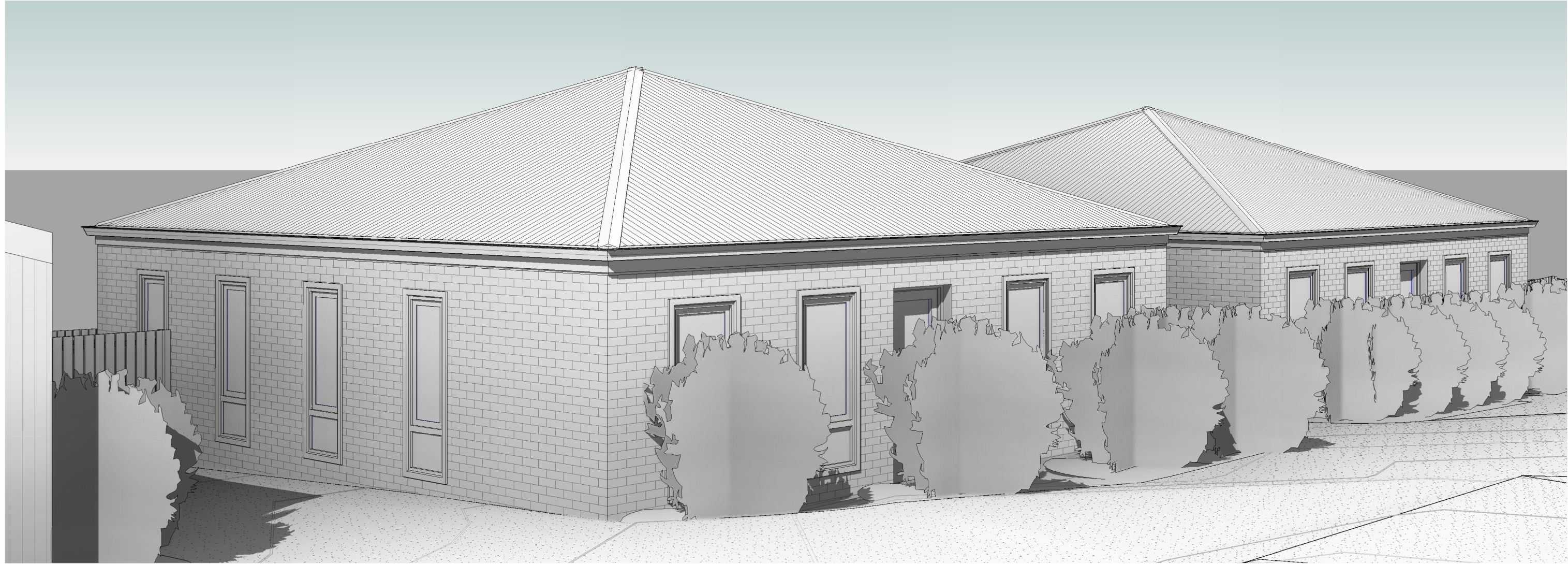
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 Project: **PROPOSED DWELLINGS**
 Address: **135 DEXTER ST
 WESTBURY TAS 7303**

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-	ISSUED FOR REVIEW	13.11.25	J.C	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

Drawing No: **2025-300** A16 Rev **E**



ISSUED FOR APPROVAL

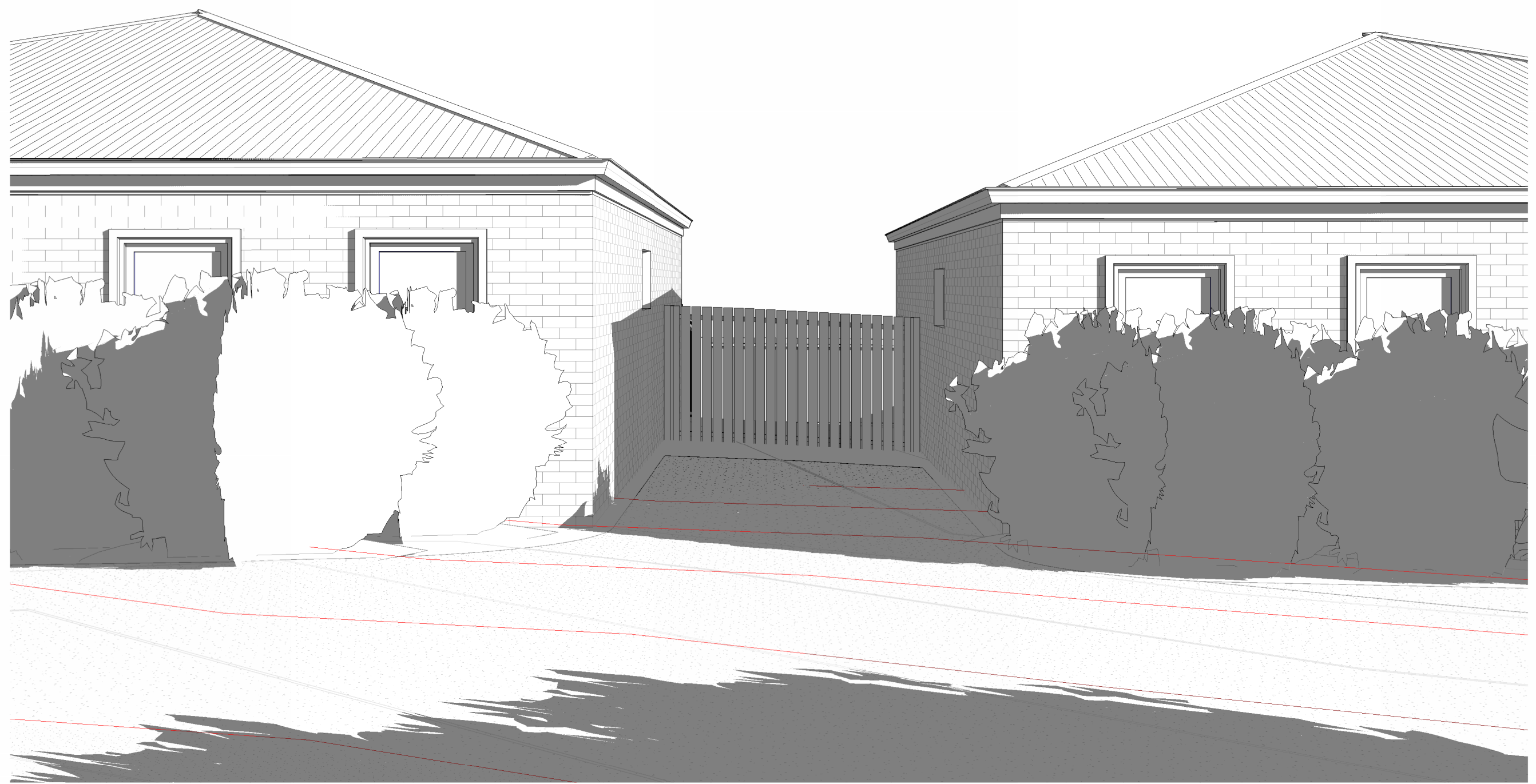
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 Project: PROPOSED DWELLINGS
 Address: 135 DEXTER ST
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Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

Drawing No: 2025-300 A17 Rev E



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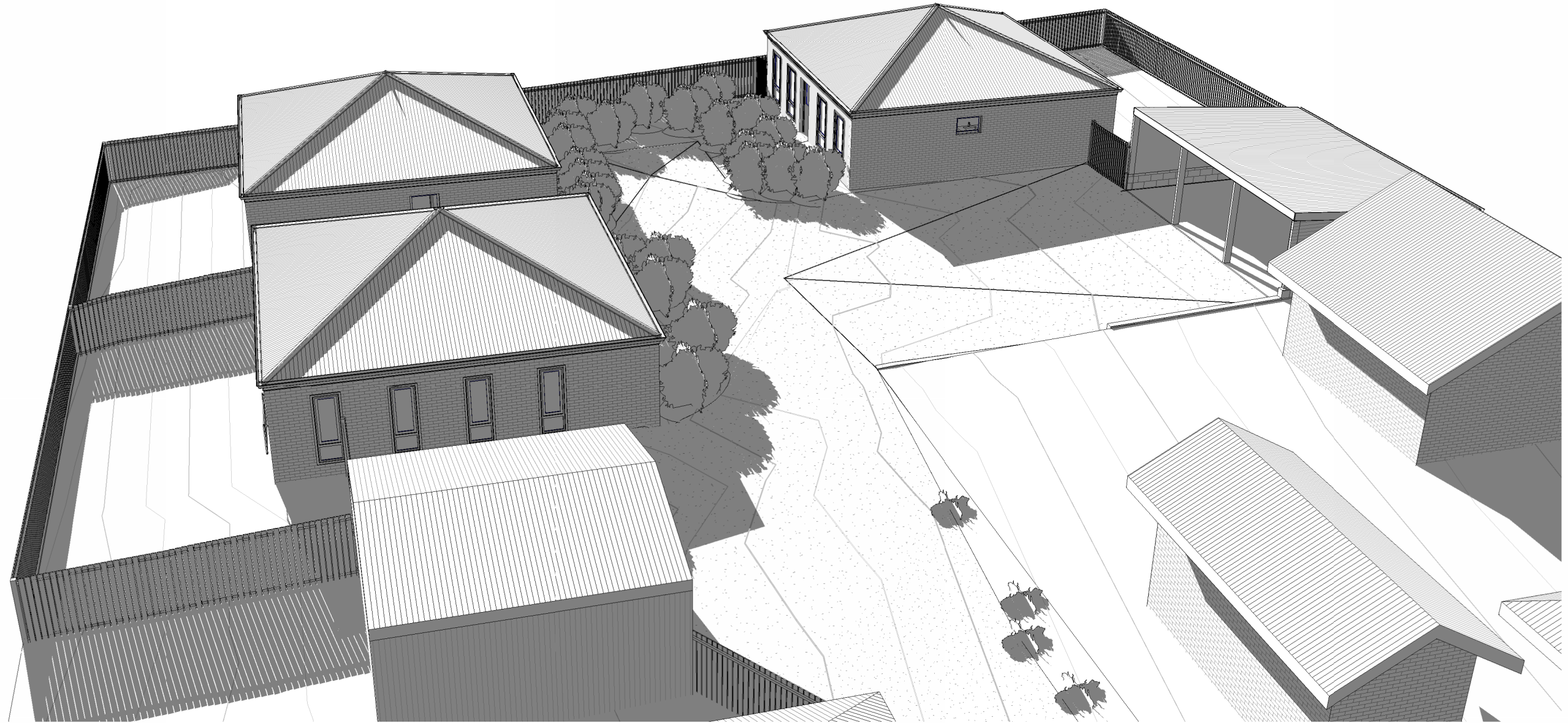
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 Project: PROPOSED DWELLINGS
 Address: 135 DEXTER ST
 WESTBURY TAS 7303

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Rev:	Amendment:	Date:	Int:	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T

Drawing No: 2025-300
 A18
 Rev E



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Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

Drawing No: 2025-300 A19 Rev E



Sheds & More

LAUNCESTON

QUOTE NUMBER
100774
25/08/2025
Quote Valid for 30 Days

Dear Blake OToole ,

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			
Customer Name: Blake OToole	Mobile:		
Site Address: 135 Dexter St Westbury 7303	Email: Blake.otoole009@gmail.com		
BUILDING SUMMARY	DESIGN FACTORS		
Span	6m	Importance Level	2
Length	9m	Wind Region	Reg A
Bay Width	3m x 3 bay(s) at 3m each	Terrain Category	TCat 2.5
Eave Height	2.3m	Topography	1
Roof Pitch	Monopitch 5Deg	Shielding Factor	1
Left Lean-to		Internal Pressure	-0.64, 0.73
Right Lean-to		Site wind speed in m/s	38.8

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

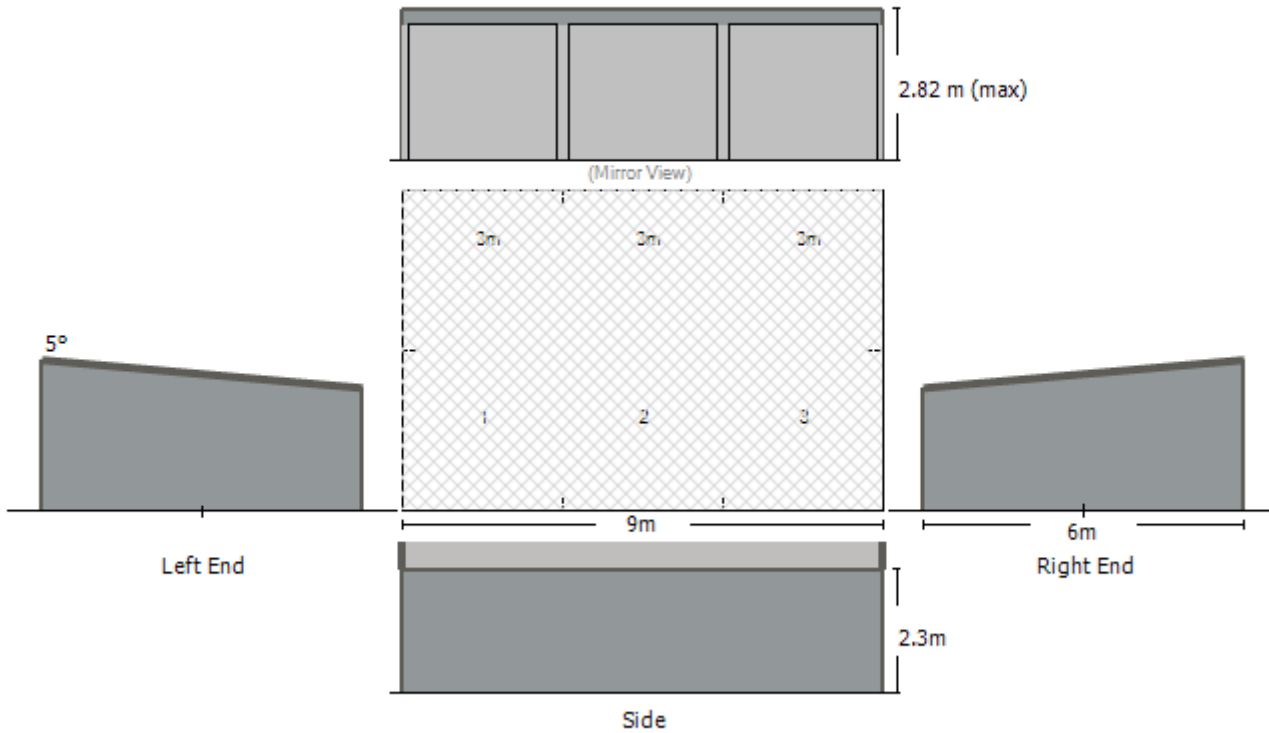
Kalem Richardson
SHED SALES MANAGER

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

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LAUNCESTON

YOUR DESIGN



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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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 **38.8 m/s** for the above property address.

SITE LOCATION

Property Address	135 Dexter St Westbury 7303
Building Details	6m x 9m x 2.3m - 5Deg Monopitch
Wind criteria	Reg A : TCat 2.5 : Shielding 1 : Topo 1 : Non-Alpine



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BUILDING DETAILS		CUSTOMER INITIAL	INTERNAL CHECK
Wall Sheeting	Monoclad TCT 0.47, CB COLORBOND® WINDSPRAY		
Roof Sheeting	Corrugated TCT 0.47, CB COLORBOND® SHALE_GREY		
Roller Doors			
Roller Door Motors			
PA Door			
Gutter	Quad 115 Plain Gutter CB COLORBOND® WOODLAND_GREY		
Downpipes	No downpipes or gutter pops are supplied with your building		
Barge Flashings	COLORBOND® WOODLAND_GREY		
Corner Flashings	COLORBOND® WOODLAND_GREY		
Door Flashings			

OPTIONAL EXTRAS			
Skylights			
Divider Walls			
Glass sliding door			
Windows			
Insulation	Med grade antiglare foil 60mtr x 1.35m for ROOFMAIN for area 56.91658m2 Roofing wire 1.8m x 50m (300 x 150 x 2.0) for ROOFMAIN for area 56.91658m2		
Whirlybirds			
Mezzanine			
Mezzanine Stairs			
Commercial Slide Door			

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MATERIAL SPECIFICATION

Columns	C20015	Purlins	Z10010
Rafters	C20019	Side Girts	Z10010
Knee/Apex Brace	C10010	End Girts	Z10010
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 BORED footing

Concrete in Vertical Bored hole locally under each column 450mm x 300mm Diameter 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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Sheds & More

LAUNCESTON

PRICE FOR SUPPLYING YOUR BUILDING

	YOUR KIT ONLY PRICE
TOTAL PRICE	\$8,241.00
	Incl. GST & Delivery

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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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Sheds & More

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



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