



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058993

PROPOSAL: Outbuilding (Single Dwelling)

LOCATION: 5 Francesca Drive, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 19/03/2026 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 19/03/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at 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. Representations must be received by Council on or before 19/03/2026 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 or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Location:

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of (if different from applicant)

Is the property on the Tasmanian Heritage Register?

Yes

No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Residential

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. Where the application is submitted under Section 43A, the owner's 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.*

Applicant's
Signature:

Personal Information Removed

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- 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 Council.

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

2. **ADDITIONAL DOCUMENTATION**

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.

- Site analysis plan 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.

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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 186347	FOLIO 109
EDITION 2	DATE OF ISSUE 09-Nov-2024

SEARCH DATE : 19-Nov-2024

SEARCH TIME : 03.13 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 109 on Sealed Plan 186347
 Derivation : Part of Lot 37617, 56.81ha Gtd. to The
 Director-General of Housing & Construction
 Prior CT 185339/504

SCHEDULE 1

N215495 TRANSFER to JARRON MARK DRUMMOND and CHLOE ABBEY
 DRUMMOND Registered 09-Nov-2024 at 12.01 PM

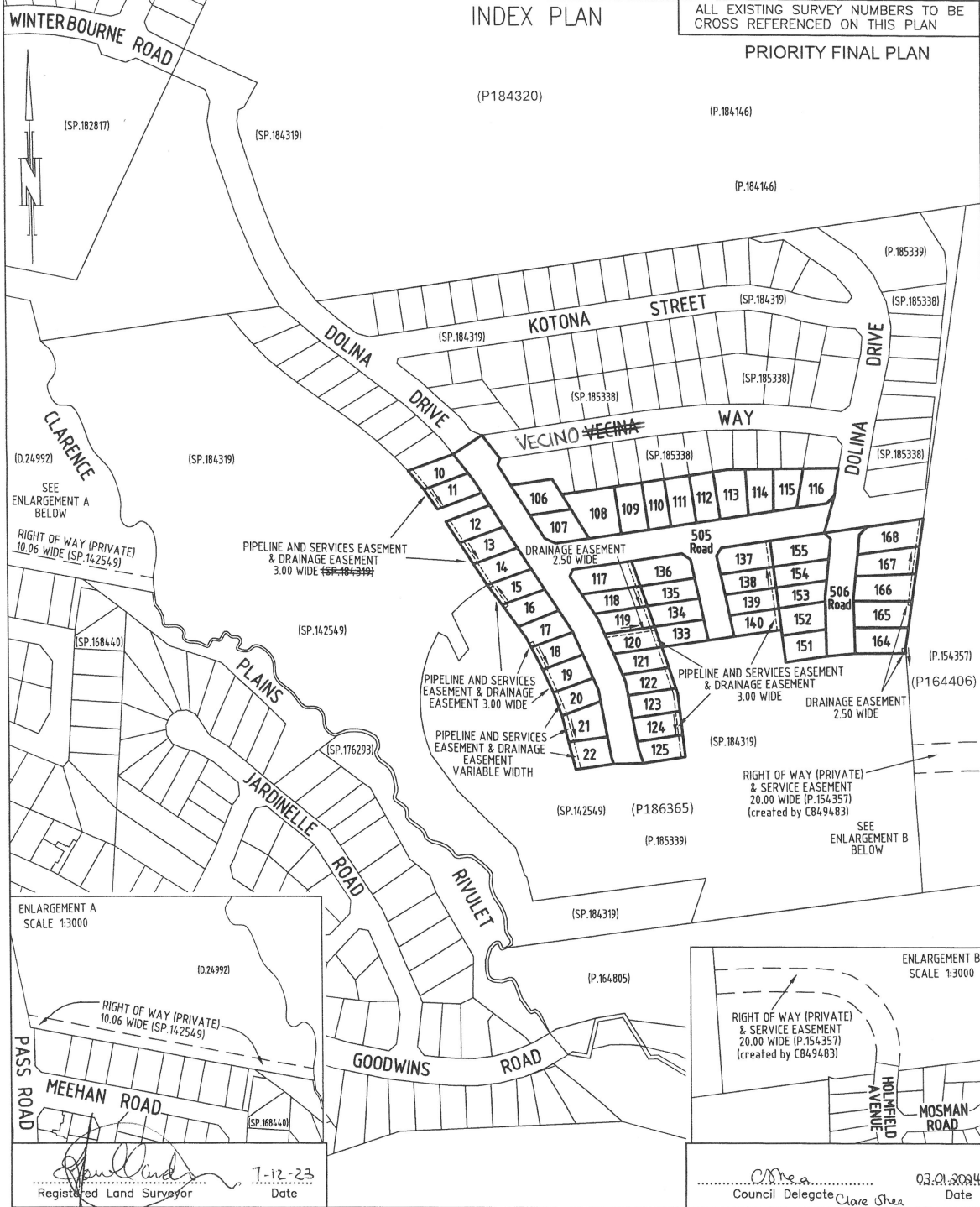
SCHEDULE 2

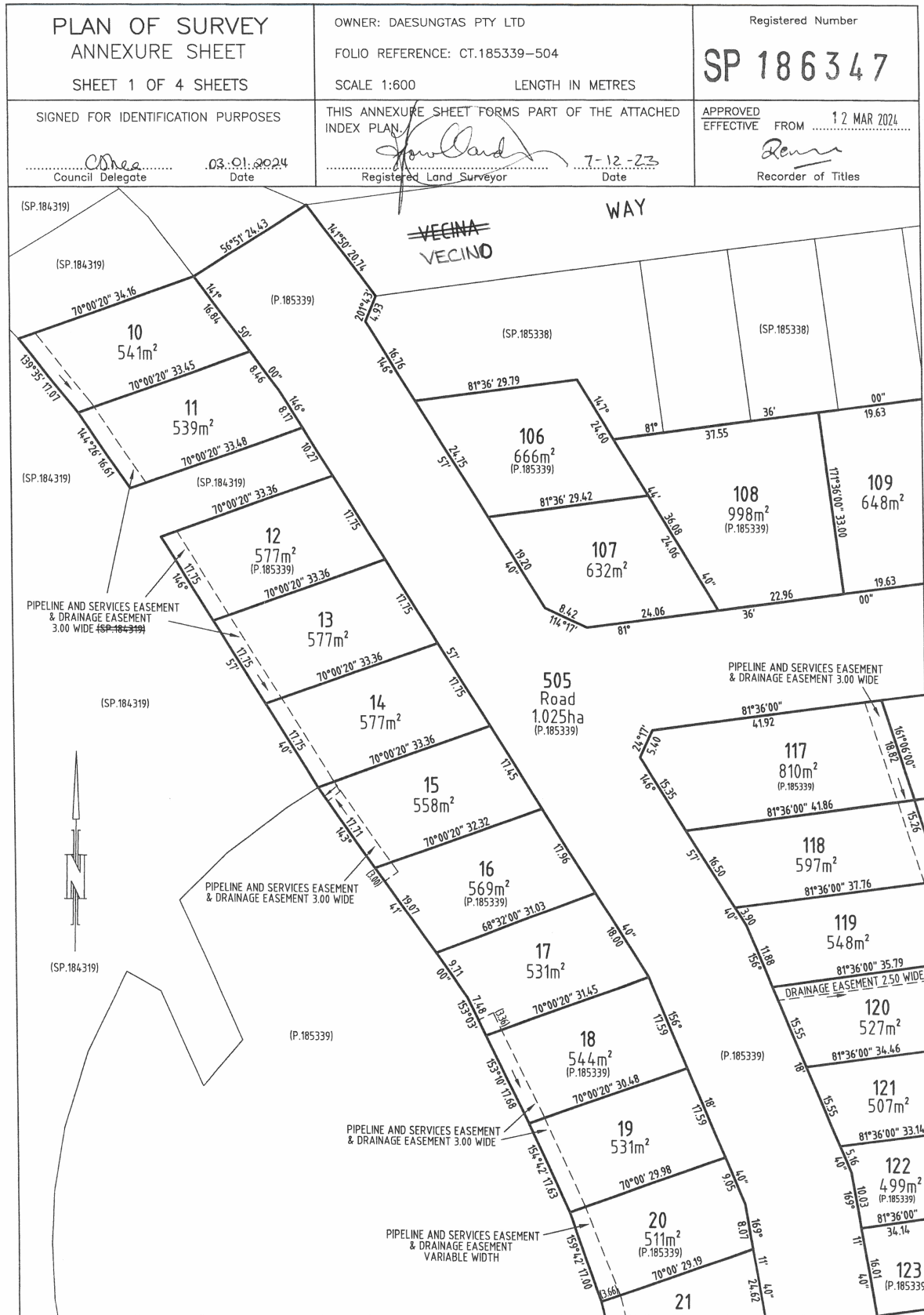
Reservations and conditions in the Crown Grant if any
 SP186347 EASEMENTS in Schedule of Easements
 SP186347 COVENANTS in Schedule of Easements
 SP186347 FENCING PROVISION in Schedule of Easements
 SP142549 & SP184319 COVENANTS in Schedule of Easements
 SP184319 FENCING PROVISION in Schedule of Easements
 SP142549 FENCING COVENANT in Schedule of Easements
 SP142549 WATER SUPPLY RESTRICTION
 SP142549 SEWERAGE AND/OR DRAINAGE RESTRICTION
 E391816 MORTGAGE to B&E Ltd Registered 09-Nov-2024 at 12.02
 PM

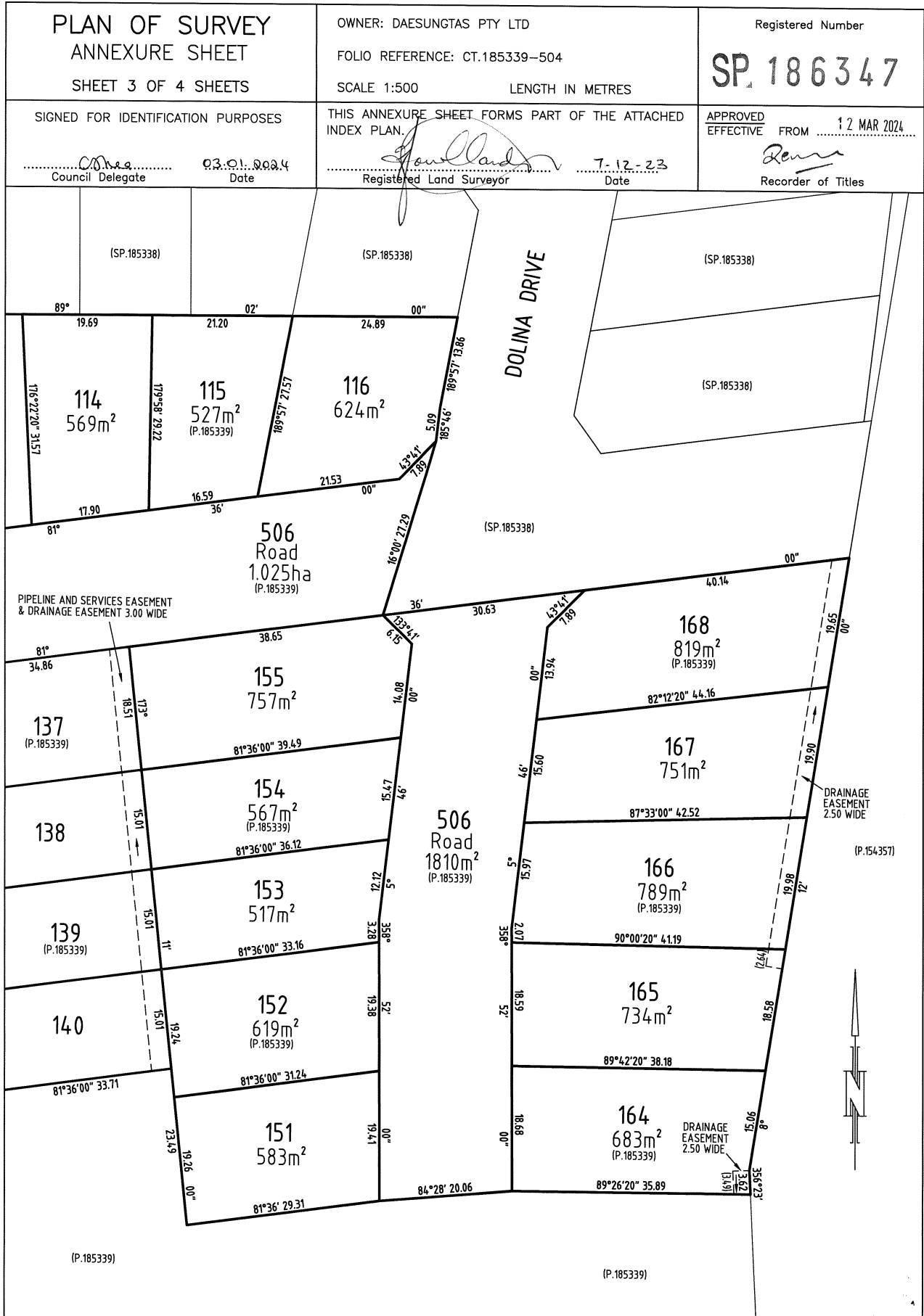
UNREGISTERED DEALINGS AND NOTATIONS

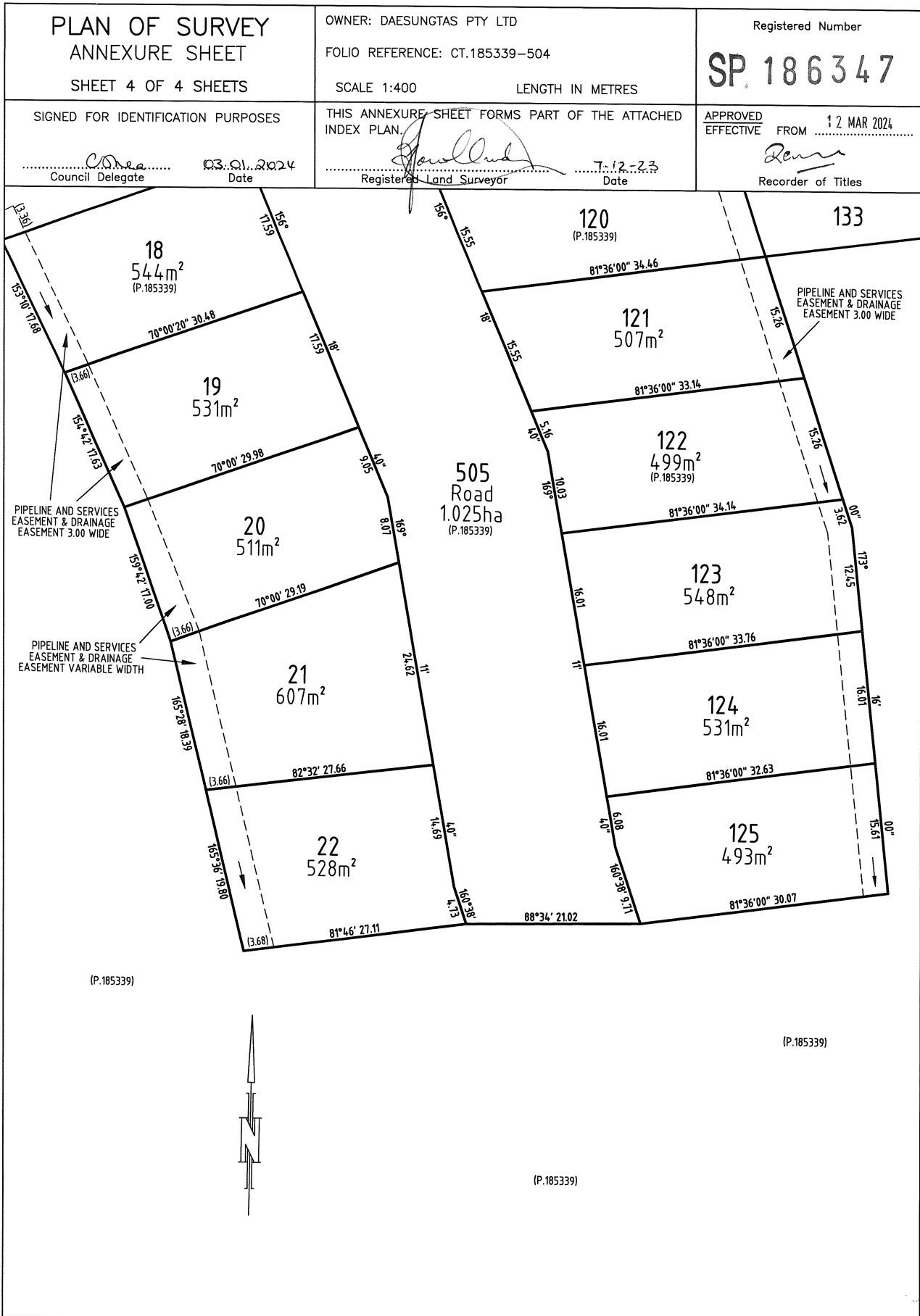
No unregistered dealings or other notations

OWNER DAESUNG TAS PTY LTD	PLAN OF SURVEY BY SURVEYOR TIMOTHY LEIGH GOWLLAND ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898	REGISTERED NUMBER SP186347
FOLIO REFERENCE: CT.185339-504		APPROVED EFFECTIVE FROM 12 MAR 2024 <i>Rena</i> Recorder of Titles
GRANTEE PART OF LOT 37617 (56.81ha) GTD TO THE DIRECTOR-GENERAL OF HOUSING & CONSTRUCTION	CITY OF CLARENCE	
	SCALE 1:2500 LENGTHS IN METRES	









SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 186347

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

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

EASEMENTS

Lots 10 to 16 (inclusive) (“the Lots”) are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE (SP-184319)** shown on the Plan (“the Easement Land”).

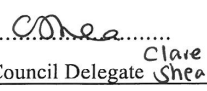
Lots 10 to 16 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE (SP-184319)** on the Plan.

Lots 17, 18, 19, 137 – 140 (inclusive) and 117-125 (inclusive) (“the Lots”) are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE** shown on the Plan (“the Easement Land”).

Lots 17, 18, 19, 137 – 140 (inclusive) and 117-125 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE** on the Plan.

 Director  Director/Secretary 

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DAESUNGTAS PTY LTD	PLAN SEALED BY: Clarence City Council
FOLIO REF: 185339/504	DATE: 3 rd January 2024
SOLICITOR	Stage 7-10
& REFERENCE: Page Seager (DAS 221111)	REF NO. SD-2016/31
	Council Delegate  Clare Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 186347</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 185339/504</p>	

Lots 20 – 22 (inclusive) (“the Lots”) are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH** shown on the Plan (“the Easement Land”).

Lots 20 – 22 (inclusive) (“the Lots”) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH** on the Plan.

Lots 120 and 164 to 168 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **DRAINAGE EASEMENT 2.50 WIDE** on the Plan.

Each lot on the Plan is together with a right of way created by and fully described in the Schedule of Easements to SP 142549 over the land marked **RIGHT OF WAY (PRIVATE) 10.06 WIDE (SP.142549)** on the Plan.

Each lot on the Plan is together with a right of carriageway and service easement created by and fully described in C849483 over the land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.00 WIDE (P.154357) (created by C849483)** on the Plan.

COVENANTS

The owner of each Lot on the Plan covenants with the Vendor (Daesungtas Pty Ltd) and the Owner or Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantor’s Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:

1. Not to subdivide that Lot at any time without the prior consent in writing of the Corporation.

Director  Director/Secretary 

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.

02

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 186347</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 185339/504</p>	

2. Not to erect on that Lot more than a single residence, which may include an ancillary apartment together with usual outbuildings as may be permitted by the Corporation, without the consent of the Corporation.
3. Not to use the land for any purpose except as a residence or the for the purpose of house occupation without the prior consent of the Corporation in writing.
4. Not to use any engine or machinery in any trade of business, nor erect or use or permit to be used on any part of any lot shown on the Plan nor to conduct or permit to be conducted any trade or business on or from any part of the same, including but not limited to mining, quarrying, or market gardening. The leasing of the property for private residential purposes is not deemed to be a breach of this covenant.
5. Not to keep any animals other than domestic pets on any lot shown on the Plan and not to make any application for a kennel licence in respect of any lot shown on the Plan nor to keep or establish or permit to be kept or established any licensed kennel upon any lot or any part of any lot shown on the Plan nor to keep at one time more than two adult canines on any lot shown on the Plan.
6. The Vendor may, at the Vendor's absolute discretion, waive the burden of any covenant contained in this Schedule of Easements in favour of any lot by notice in writing to the registered proprietor of that lot.

FENCING PROVISION


In respect of the Lots shown on the Plan, the Vendor (Daesungtas Pty Ltd) shall not be required to fence.

DEFINITIONS

“Corporation” means the Warden Councillors and Electors of the City of Clarence.

“Drainage Easement” means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over

Director  Director/Secretary 

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 186347</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 185339/504</p>	

which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

“**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 Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

Director

Director/Secretary

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 186347</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 185339/504</p>	

(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 Lot.

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;
- (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.

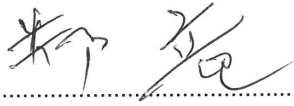
“TasWater” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

Director  Director/Secretary 

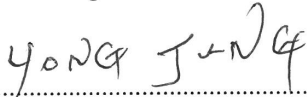
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 186347
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 185339/504	

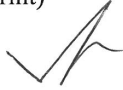
EXECUTED by DAESUNGTAS PTY LTD (ACN 607)
 472 131) as registered proprietor of the land comprised in)
 Folio of the Register Volume 185339 Folio 504 in)
 accordance with section 127 of the *Corporations Act 2001*)
 (Cth) by:)



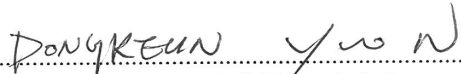
.....
 Director Signature



.....
 Director Full Name (print)



.....
 *Director/*Secretary Signature



.....
 *Director/Secretary Full Name (print)

(*please strike out inapplicable)

Director



Director/Secretary



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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 142549</p>
<p>SUBDIVIDER: Ann Candida Baker and Robert Duncan Drewe FOLIO REFERENCE: 252324/1 and 252458/1</p>	

COVENANTS

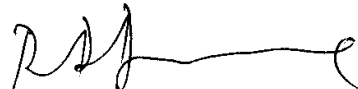
The Owner of each Lot covenants with ROBERT DUNCAN DREWE and ANN CANDIDA BAKER and the Owner or Owners for the time being of every other Lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:


1. Not to subdivide that Lot at any time without the prior consent in writing of the Corporation;
2. Not to erect on that Lot more than a single residence, which may include an ancillary apartment together with usual outbuildings as may be permitted by the Corporation, without the consent of the Corporation;
3. Not to use the land for any purpose except as a residence or for the purpose of house occupation without the prior consent of the Corporation in writing.
4. Not to use any engine or machinery in any trade or business, nor erect or use or permit to be used on any part of any lot shown on the Plan nor to conduct or permit to be conducted any trade or business on or from any part of the same, including but not limited to mining, quarrying or market gardening. The leasing of the property for private residential purposes is not deemed to be a breach of this covenant.
- 5.. Not to keep any animals other than domestic pets on any lot shown on the Plan and not to make any application for a kennel licence in respect of any lot shown on the Plan nor to keep or establish or permit to be kept or established any licensed kennel upon any lot or any part of any lot shown on the Plan nor to keep at one time more than two adult canines on any lot shown on the Plan.
6. The Vendor may, at the Vendor's absolute discretion, waive the burden of any covenant contained in this Schedule of Easements in favour of any lot by notice in writing to the registered proprietor of that lot.

FENCING COVENANT

In respect of each Lot shown on the plan, the Vendor ROBERT DUNCAN DREWE and ANN CANDIDA BAKER shall not be required to fence.

Signed by the Vendor


.....
Robert Duncan Drewe


.....
Ann Candida Baker

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP142549
SUBDIVIDER: Ann Candida Baker and Robert Duncan Drewe FOLIO REFERENCE: 252324/1 and 252458/1	

INTERPRETATION

“right of way over the Right of Way (Private) 10.06 metres wide” means the right and liberty for Reginald Chipman the owner of the said land within described his successors in title his and their executors administrators and assigns his and their servants and workmen and all other by his or their permission full right and liberty at all times by day or by night and for all purposes with or without horses carts carriages waggons and other vehicles laden or unladen to go pass and repass and to drive cattle sheep and other animals along over and upon all that strip of land marked A.B.C.D. on Diagram No. 24992 and shown as Right of Way (Private) 10.06 wide on the plan.

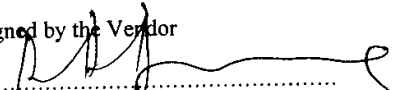
“right of carriageway over the Right of Way (Private) 6.00 metres wide” is defined in the Schedule 8 of the *Conveyancing Law and Property Act 1884*.

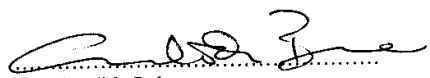
“Transmission Line Easement” means the full and free right and liberty for the Hydro Electric Commission and its successors and its and their servants agents and workmen at all times hereafter:

- (a) to clear the lands marked "Transmission Line Easement 50.00 wide on Diagram No. 16169 (the said lands being portion of the said land within described and being hereinafter called "the servient land") and to erect place inspect alter and repair renew maintain and use in upon and over and along and remove from the servient land towers poles wires cables apparatus appliances and other ancillary works (all of which are hereinafter collectively referred to as "the said lines") for the transmission and distribution of electrical energy and for purposes incidental thereto;
- (b) to cause or permit energy to flow or be transmitted through and along the said lines;
- (c) to cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines; and
- (d) to enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of every kind.

“Corporation” means the Warden Councillors and Electors of the City of Clarence.

SEE OVER FOR EXECUTION

Signed by the Vendor

 Robert Duncan Drewe

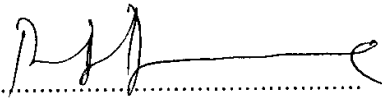

 Ann Candida Baker

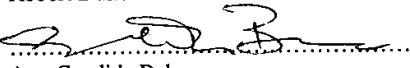
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 142549
SUBDIVIDER: Ann Candida Baker and Robert Duncan Drewe FOLIO REFERENCE: 252324/1 and 252458/1	

EXECUTION

Signed by the Vendor)
 ROBERT DUNCAN DREWE and)
 ANN CANDIDA BAKER)
 in the presence of)



 Robert Duncan Drewe



 Ann Candida Baker

Witness Signature.....
 Witness Name.. BEVERLEY CALLOW
 Witness Address.. 73 HIGGINS RD. PRETTY BEACH 2287
 Witness Occupation.. PERFORMER / TEACHER

Signed for an on behalf of)
 NATIONAL AUSTRALIA BANK)
 as mortgagee of Folios of the Register)
 Volume 252324 Folio 1 and)
 Volume 252458 Folio 1)
 by its authorised officer(s))
 in the presence of)

Witness Signature.....
 Witness Name.....
 Witness Address.....
 Witness Occupation.....

Executed by NATIONAL AUSTRALIA BANK LIMITED)
 by its Attorney Andrew Michael Downie under Power of)
 Attorney No. 67/0241 and amended by 71/5033 (who)
 states that he holds the office in the NATIONAL AUSTRALIA)
 BANK LIMITED indicated under his signature and who declares)
 he has received no notice of revocation of the said Power) in the)
 presence of:)



 Mobile Manager Manager



Jenny Doran, Bank Officer
 76 Liverpool Street, Hobart

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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP, 18 43 19

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

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

EASEMENTS

Lots 1 to 9 (inclusive), 66 to 79 (inclusive), 401 and 501 (“the Lots”) are subject to a PIPELINE AND SERVICES EASEMENT ^(as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** shown on the Plan (“the Easement Land”). —

Lots 1 to 9 (inclusive), 66 to 79 (inclusive), 401 and 501 on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** on the Plan. —

Lot 501 (“the Lot”) is subject to a PIPELINE AND SERVICES EASEMENT ^(as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT 2.50m WIDE** shown on the Plan (“the Easement Land”). —

Lot 501 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **DRAINAGE EASEMENT 2.50m WIDE** on the Plan. —



Attorney

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REF: 142549/1 & 156980/1 SOLICITOR & REFERENCE: Page Seager (DAS 221111)	PLAN SEALED BY: Clarence City Council DATE: 6 th February 2023 REF NO. SD-2016/31 <i>Clare Shea</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP.184319</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 & 156980/1</p>	

Lot 501 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater created by and described in E295588 over the land marked **PIPELINE AND SERVICES EASEMENT "C" 2.50m WIDE (P.184146)** shown on the Plan ("the Easement Land"). —

* a Pipeline and Services Easement in favour of Tasmanian Water and Sewerage Corporation Pty Ltd Lot 401 on the Plan is subject to ^{**^}the easement created by and fully described in E224904 over the land marked **PIPELINE AND SERVICES EASEMENT 2.50m WIDE (created by E224904)** on the Plan. —

Each lot on the Plan, excepting Lot 502, is together with a right of way created by and fully described in the Schedule of Easements to SP 142549 over the land marked **RIGHT OF WAY (PRIVATE) 10.06m WIDE (SP.142549)** on the Plan. —

Each lot on the Plan, excepting Lot 502, is together with a right of carriageway and service easement created by and fully described in C849483 over the land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.00m WIDE (P.154357) (created by C849483)** on the Plan. —


COVENANTS

The owner of each Lot on the Plan, excepting Lot 502, covenants with the Vendor (Daesungtas Pty Ltd) and the Owner or Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:

1. Not to subdivide that Lot at any time without the prior consent in writing of the Corporation.
2. Not to erect on that Lot more than a single residence, which may include an ancillary apartment together with usual outbuildings as may be permitted by the Corporation, without the consent of the Corporation.
3. Not to use the land for any purpose except as a residence or the for the purpose of house occupation without the prior consent of the Corporation in writing.



Attorney

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP. 184319</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 & 156980/1</p>	

4. Not to use any engine or machinery in any trade of business, nor erect or use or permit to be used on any part of any lot shown on the Plan nor to conduct or permit to be conducted any trade or business on or from any part of the same, including but not limited to mining, quarrying, or market gardening. The leasing of the property for private residential purposes is not deemed to be a breach of this covenant.
5. Not to keep any animals other than domestic pets on any lot shown on the Plan and not to make any application for a kennel licence in respect of any lot shown on the Plan nor to keep or establish or permit to be kept or established any licensed kennel upon any lot or any part of any lot shown on the Plan nor to keep at one time more than two adult canines on any lot shown on the Plan.
6. The Vendor may, at the Vendor's absolute discretion, waive the burden of any covenant contained in this Schedule of Easements in favour of any lot by notice in writing to the registered proprietor of that lot.

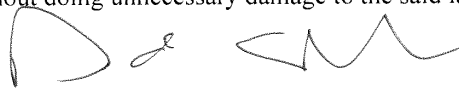
FENCING PROVISION

In respect of the Lots shown on the Plan, the Vendor (Daesungtas Pty Ltd) shall not be required to fence.

DEFINITIONS

“**Corporation**” means the Warden Councillors and Electors of the City of Clarence.

“**Drainage Easement**” means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.



Attorney

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 184319</p>
<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 & 156980/1</p>	

“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 Lot from the highway at any vehicle entry and cross the Lot 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 Lot.

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



Attorney

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 184319</p>
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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;
- (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.



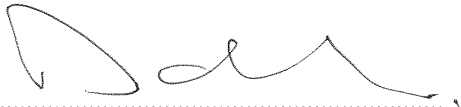
Attorney

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<p>SUBDIVIDER: DAESUNGTAS PTY LTD</p> <p>FOLIO REFERENCE: 142549/1 & 156980/1</p>	

EXECUTED by DAESUNGTAS PTY LTD (ACN 607 472 131) as registered proprietor of the land comprised in Folio of the Register Volume 142549 Folio 1 and Folio of the Register Volume 156980 Folio 1 by their attorney David Alexander Shelley under Power of Attorney dated 11 February 2022 / No PA136148 who hereby declares that no notice of alteration or revocation of the said Power of Attorney has been received in the presence of:



.....
Attorney Signature



.....
Witness Signature

.....
Anwar Masim Di Mardik

.....
Witness Full Name (print)

.....
179 Manning Street Hobart

.....
Witness address and occupation

.....
Attorney

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GENERAL INFORMATION

Land Title Reference	-	186347/109
Building Class	-	10a
Property Zone	-	GENERAL RESIDENTIAL
Wind Classification	-	N2
Soil Classification (AS 2870)	-	T1
Climate Zone (NCC 3.12)	-	NA
Alpine Area (900m above AHD)	-	NA
BAL Rating (AS3959)	-	LOW
Heritage Building	-	NO
Flood Prone Area	-	NO
Coastal Ingress Area	-	NO
Coastal Erosion Area	-	NO
Corrosion Environment	-	Moderate

OTHER CONSULTANTS

Structural Engineer	-	T.B.C
Geological Report (Soil)	-	T.B.C
Energy Assessment	-	T.B.C
Waste Water Report	-	NA
Bushfire Assessment	-	TBC
Natural Value Assessment	-	TBC
Civil Engineer	-	NA
Mechanical Engineer	-	NA
Electrical Engineer	-	NA
Site Survey	-	NA
Hydrologist Report	-	NA
Contaminated Site Survey	-	NA

AREA SCHEDULE *(All measurements in m2)*


Site Plan	-	648 m2
Existing Residence	-	211.14m2
Residence (Ground Floor)	-	NA
Residence (First Floor)	-	NA
Alfresco Area	-	NA
Verandah Area	-	NA
Porch (Laundry)	-	NA
Detached Office / Study	-	NA
Porch	-	NA
Decking Area	-	NA
Balcony (existing)	-	NA
Residential Shed / Outbuilding	-	33m2

Drawing Schedule:	
Sheet number	Sheet name
01	COVER PAGE
02	SITE PLAN
03	SITE DRAINAGE PLAN
04	SHED FLOOR PLAN
05	PLUMBING PLAN
06	SHADOW DIAGRAMS

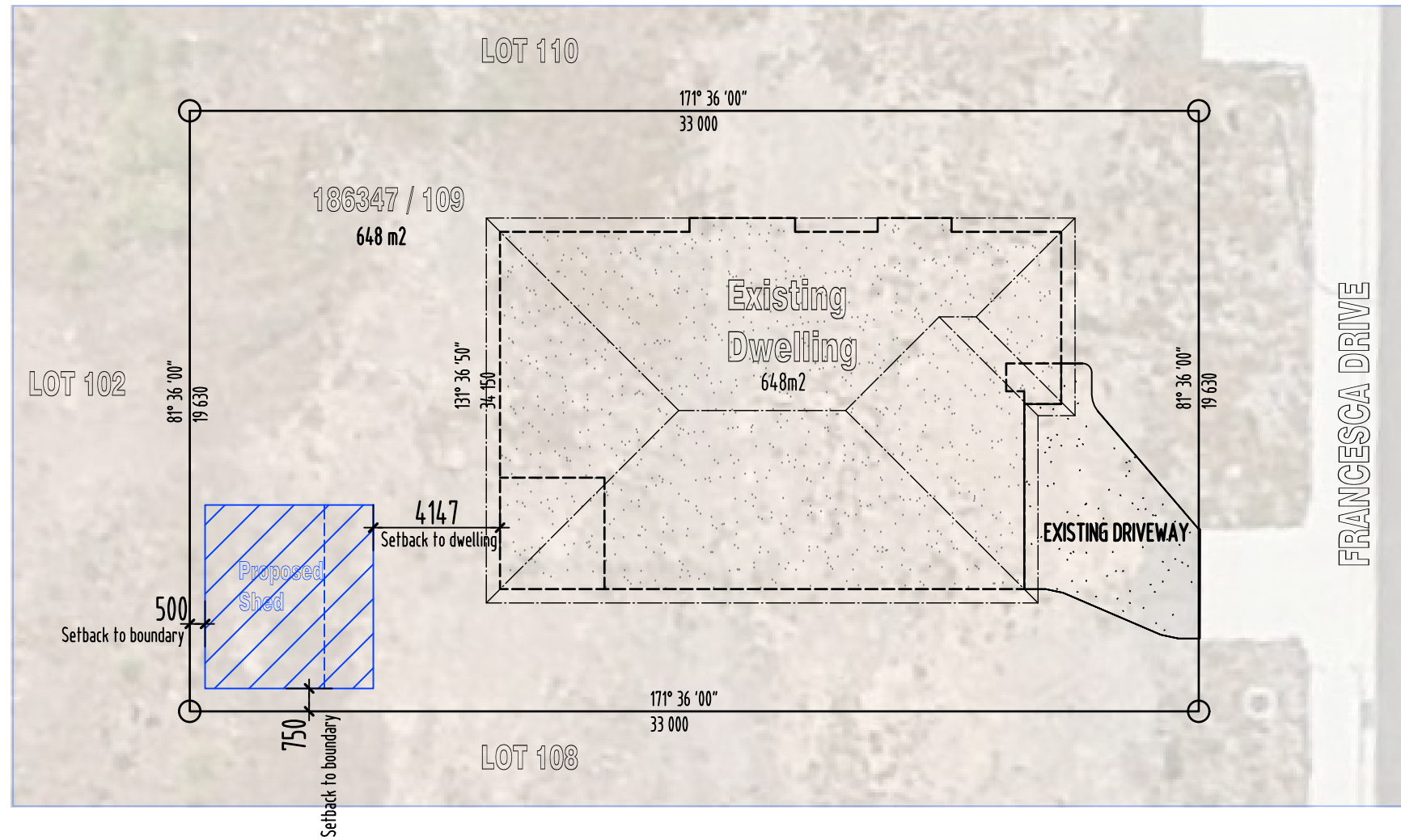
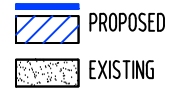
PROPOSED SHED

5 Francesca Drive

Rokeby TAS 7019

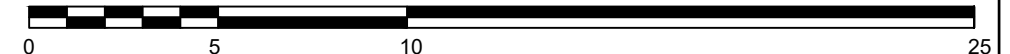
 <p>ISLAND LIFE DESIGNERS BUILDING SERVICES PROVIDER LICENCE No. 459493879 CONTACT: nick@islandlifedesigners.com</p> <p>General Notes The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the building designer. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.</p>	<table border="1"> <thead> <tr><th>notes</th><th>revision</th></tr> </thead> <tbody> <tr><td>Shed design</td><td>0</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	notes	revision	Shed design	0													<table border="1"> <thead> <tr><th>stage</th><th> </th></tr> </thead> <tbody> <tr><td><input type="checkbox"/></td><td>sketch design</td></tr> <tr><td><input type="checkbox"/></td><td>design development</td></tr> <tr><td><input type="checkbox"/></td><td>contract documentation</td></tr> <tr><td><input checked="" type="checkbox"/></td><td>DA</td></tr> <tr><td><input type="checkbox"/></td><td>BA</td></tr> <tr><td><input type="checkbox"/></td><td>construction drawings</td></tr> </tbody> </table>	stage		<input type="checkbox"/>	sketch design	<input type="checkbox"/>	design development	<input type="checkbox"/>	contract documentation	<input checked="" type="checkbox"/>	DA	<input type="checkbox"/>	BA	<input type="checkbox"/>	construction drawings	<p>PROJECT NAME: Proposed Shed</p> <p>CLIENT: Chloe & Jarron Drummond</p>	<p>SITE: 5 Francesca Drive Rokeby TAS 7019</p> <p>DRAWING TITLE: Cover Page</p>	<p>REVISION NO. 0</p> <p>DRAWING NO 01</p> <p>SCALE: As noted on A3 paper size</p>	<p>DRAWN BY: M.S.</p> <p>CHECKED BY: Nicholas Young</p> <p>PROJECT NO. 26-001</p> <p>Plot Date: 20.01.2026</p>
	notes	revision																																		
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<input type="checkbox"/>	BA																																			
<input type="checkbox"/>	construction drawings																																			

5 Francesca Drive Rokeby TAS 7019
 Site Area: 648m²
 Existing Site Cover (Dwelling) 211.14m² = 32.58%
 Proposed Site Cover Existing Dwelling 211.14m² + Proposed Shed 33.0m² = 244.14m²
 Total Site Cover: 244.14m² = 37.67%



Site Plan
 scale: 1:200 @A3

Scale 1:200



ISLAND LIFE DESIGNERS
 BUILDING SERVICES PROVIDER
 LICENCE No: 456943079
 CONTACT: nick@islandlifedesigners.com

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notes	revision
Shed design	0

stage	
sketch design	<input type="checkbox"/>
design development	<input type="checkbox"/>
contract documentation	<input type="checkbox"/>
DA	<input checked="" type="checkbox"/>
BA	<input type="checkbox"/>
construction drawings	<input type="checkbox"/>

PROJECT NAME:
 Proposed Shed
 CLIENT:
 Chloe & Jarron Drummond

SITE:
 5 Francesca Drive
 Rokeby TAS 7019
 DRAWING TITLE:
 Site Plan

REVISION NO. 0
 DRAWING NO. 02
 SCALE: As noted on A3 paper size

DRAWN BY: M.S.
 CHECKED BY: Nicholas Young
 PROJECT NO: 26-001
 Plot Date: 20.01.2026



NEW PIPEWORK

SEWER DN100 uPVC — S —

SUB SOIL DRAINAGE ϕ 90 — — — — —

STORMWATER DN100 uPVC — — — — —

COLD WATER DN20 — W —

SYMBOLS

INSPECTION OPENING

FLOOR WASTE GULLY

OVERFLOW RELIEF GULLY

ISOLATION VALVE IN BOX

DROPPER/ RISER

ABBREVIATIONS

V VENT PIPE

IO INSPECTION OPENING

FWG FLOOR WASTE GULLY

IOS INSPECTION OPENING SHAFT

ORG ORVERFLOW RELIEF GULLY

IV ISOLATION VALVE IN BOX

D/R DROPPER/ RISER

Bth BATH

Shr SHOWER

B BASIN

S SINK

Tr TROUGH

WC WATER CLOSET

FWG FLOOR WASTE GULLY

HWC HOT WATER CYLINDER

IV ISOLATION VALVE

PLV PRESSURE LIMITING VALVE

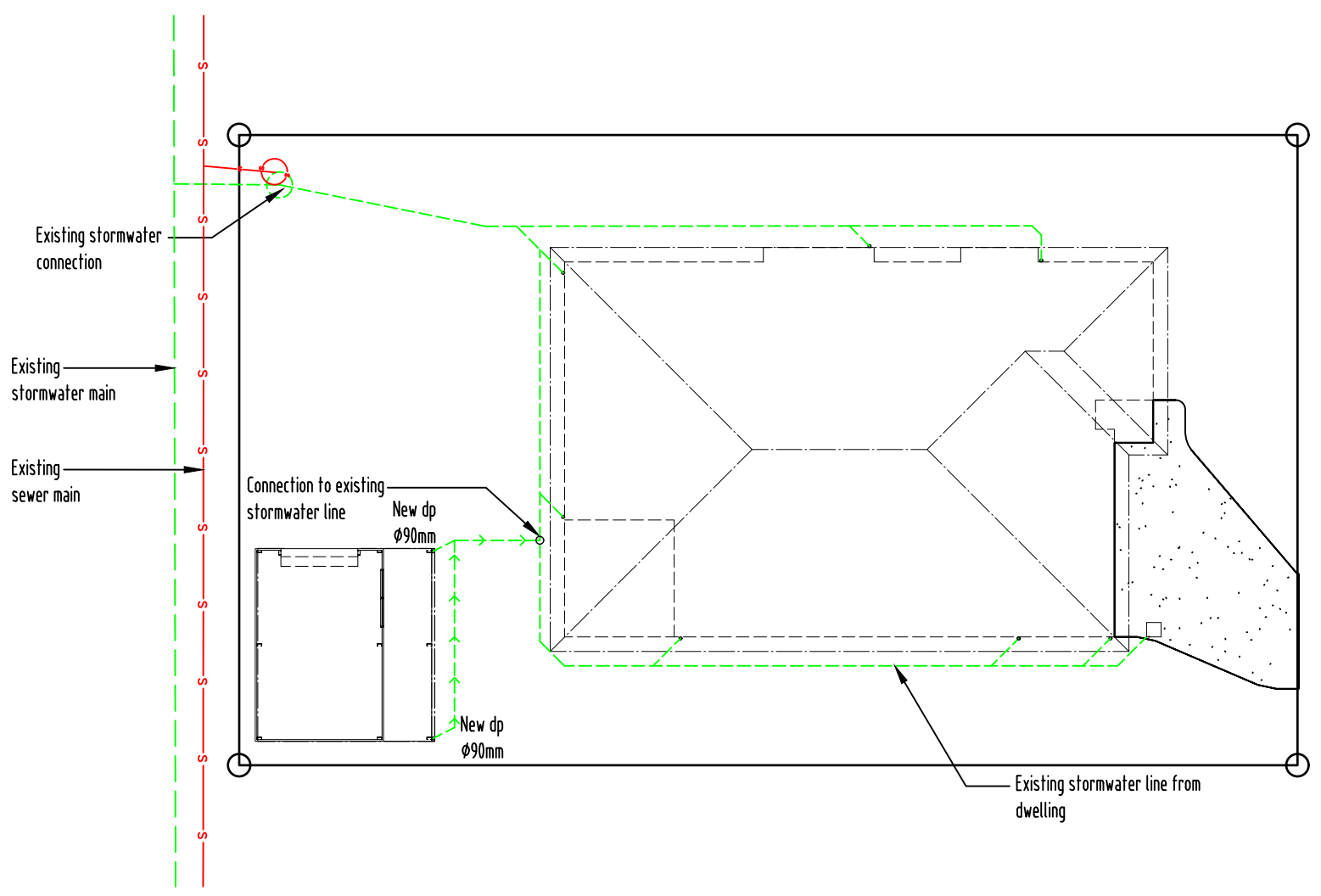
CWM COLD WATER METER

GD GRATED DRAIN

GP GRATED PIT

RP ROD POINT

IS INSPECTION SHAFT

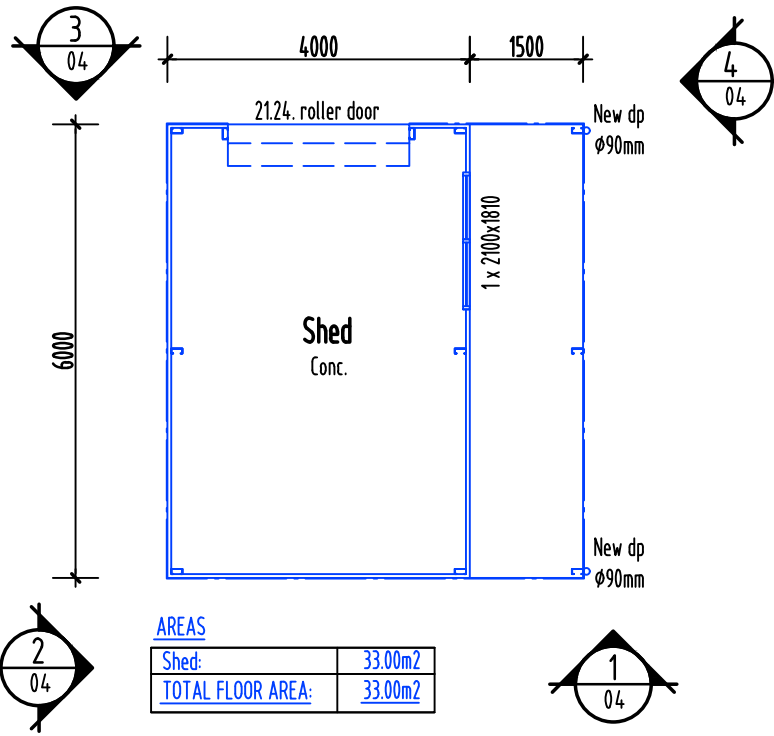


NOTE:
 ALL WORKS MUST BE IN ACCORDANCE WITH THE CURRENT:
 - N.C.C., AS3500.2 & AS3500.3
 - WATER SERVICES ASSOCIATION OF AUSTRALIA CODES(WSAU)
 - LOCAL COUNCIL REQUIREMENTS
 - TASWATER TECHNICAL STANDARDS
 - ANY RELEVANT STANDARDS / MANUFACTURERS SPECIFICATIONS
 REFER TO ROOF PLAN FOR ROOF CATCHMENT AREAS

Site Drainage Plan
 scale: 1:200 @A3



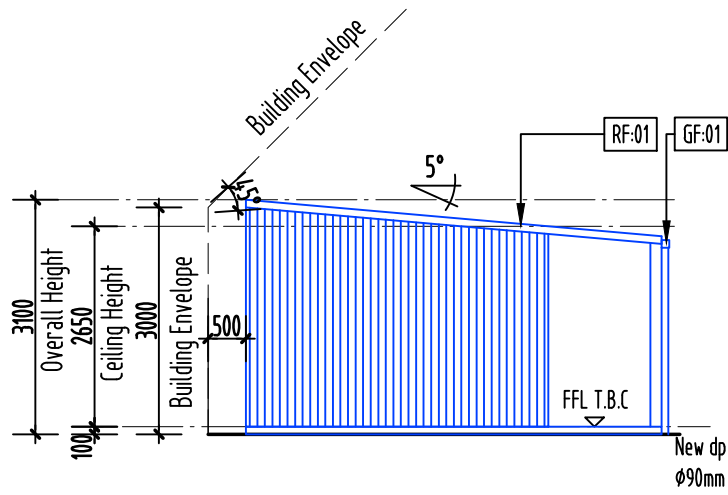
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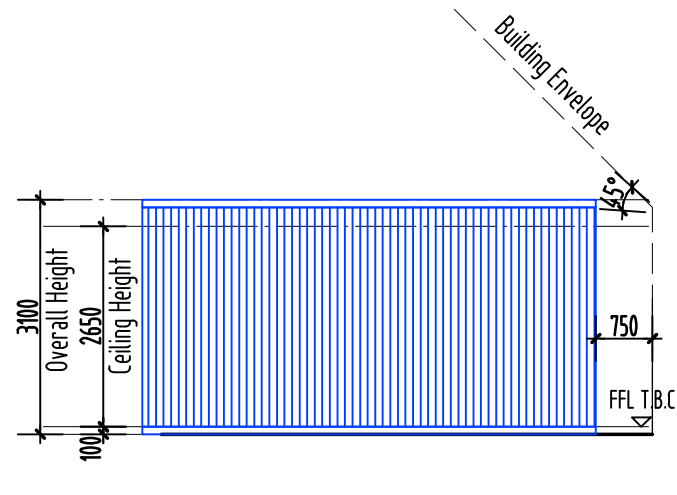
AREAS

Shed:	33.00m ²
TOTAL FLOOR AREA:	33.00m ²

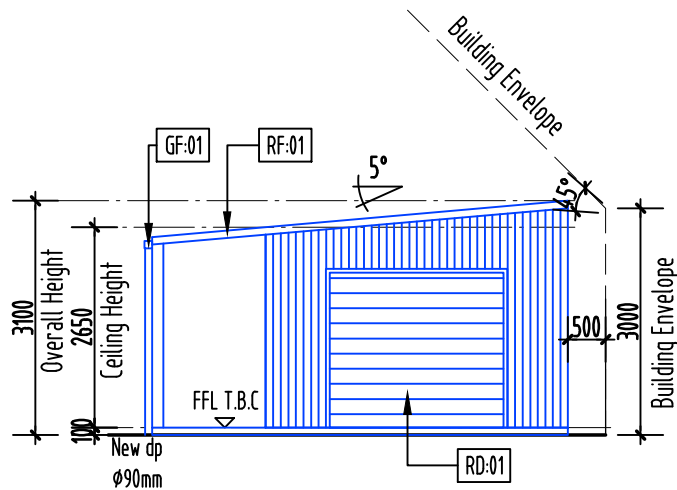
Shed Floor Plan
scale 1:100@A3



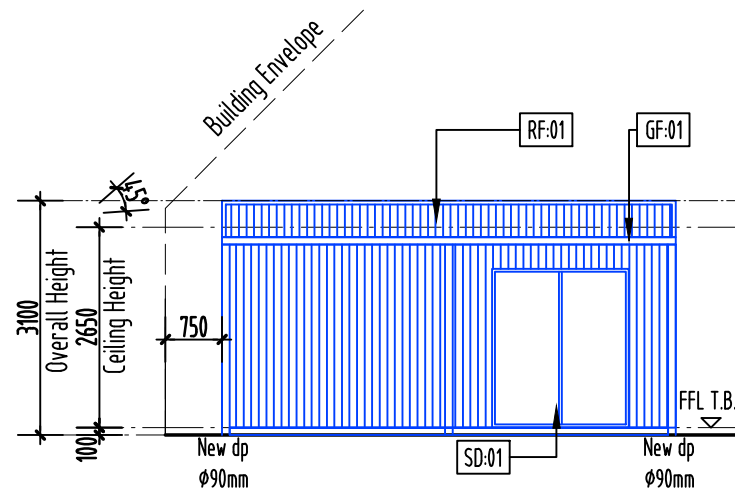
Elevation 1 - West
scale 1:100@A3



Elevation 2 - North
scale 1:100@A3



Elevation 4 - East
scale 1:100@A3



Elevation 3 - South
scale 1:100@A3

All Glazing to be
Low reflectance

LEGEND & NOTES

- DP: Downpipe Ø90 PVC
Colour: T.B.C
- CL-01 External wall: Trimdek .42bmt Colorbond
Colour: Dover White (Colorbond)
- RF-01 Trimdek .42bmt Colorbond metal roofing
minimum 5° roof slope, installed as per
manufacturers specifications.
Colour: Southerly (Colorbond)
- GF-01 Colorbond metal Fascia and Gutter:
Colour: Southerly (Colorbond)
- RD-01 1x Roller Doors: H2100xW2400 ROW
Roller Door
Colour: Southerly (Colorbond)
- SD-01 Personnel doors: 1x 2100 x 810 x 35mm -
Sliding Door
Colour: Southerly (Colorbond)

Scale 1:100



ISLAND LIFE DESIGNERS
BUILDING SERVICES PROVIDER
LICENCE No. 456943870
CONTACT: nick@islandlifedesigners.com

General Notes
The Builder shall check all dimensions and levels on site prior to construction.
Notify any errors, discrepancies or omissions to the building designer.
Drawings shall not be used for construction purposes until issued for construction.
Do not scale drawings.
All boundaries and contours subject to survey

notes	revision
Shed design	0
Low reflectance glazing note	1

stage	
sketch design	
design development	
contract documentation	
DA	
BA	
construction drawings	

PROJECT NAME:
Proposed Shed

CLIENT:
Chloe & Jarron Drummond

SITE:
5 Francesca Drive
Rokeby TAS 7019

DRAWING TITLE:
Proposed Shed plan/ Roof plan &
Elevations 1-2-3-4

REVISION NO. 1

DRAWING NO 04

SCALE: As noted on
A3 paper size

DRAWN BY: M.S.

CHECKED BY: Nicholas Young

PROJECT NO. 26-001

Plot Date: 23.02.2026



NEW PIPEWORK

SEWER DN100 uPVC	—S—
SUB SOIL DRAINAGE Ø90	—D—
STORMWATER DN100 uPVC	—G—
COLD WATER DN20	—W—

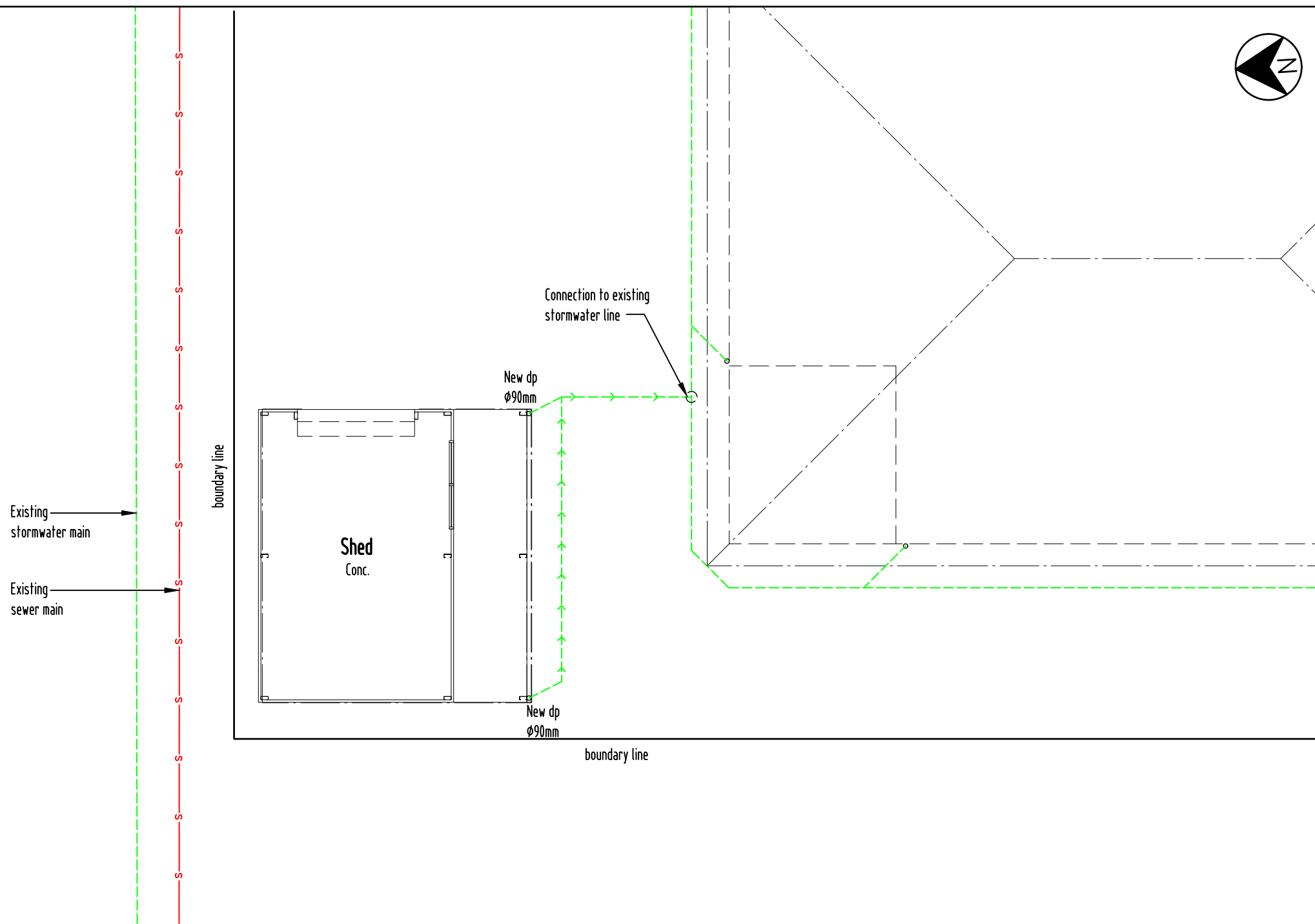
SYMBOLS

INSPECTION OPENING	
FLOOR WASTE GULLY	
OVERFLOW RELIEF GULLY	
ISOLATION VALVE IN BOX	
DROPPER/ RISER	

ABBREVIATIONS

V	VENT PIPE
IO	INSPECTION OPENING
FWG	FLOOR WASTE GULLY
IOS	INSPECTION OPENING SHAFT
ORG	ORVERFLOW RELIEF GULLY
IV	ISLATION VALVE IN BOX
D/R	DROPPER/ RISER
Bth	BATH
Shr	SHOWER
B	BASIN
S	SINK
Tr	TROUGH
WC	WATER CLOSET
FWG	FLOOR WASTE GULLY
HWC	HOT WATER CYLINDER
IV	ISOLATION VALVE
PLV	PRESSURE LIMITING VALVE
CWM	COLD WATER METER
GD	GRATED DRAIN
GP	GRATED PIT
RP	ROD POINT
IS	INSPECTION SHAFT

NOTE:
 ALL WORKS MUST BE IN ACCORDANCE WITH THE CURRENT:
 - N.C.C., AS3500.2 & AS3500.3
 - WATER SERVICES ASSOCIATION OF AUSTRALIA CODES (WSAA)
 - LOCAL COUNCIL REQUIREMENTS
 - TASWATER TECHNICAL STANDARDS
 - ANY RELEVANT STANDARDS / MANUFACTURERS SPECIFICATIONS
 REFER TO ROOF PLAN FOR ROOF CATCHMENT AREAS



Shed Plumbing Plan
 scale 1:100@A3

Scale 1:100



ISLAND LIFE DESIGNERS
 BUILDING SERVICES PROVIDER
 LICENCE No. 456943079
 CONTACT: nick@islandlifedesigners.com

General Notes
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notes	revision
Shed design	0

stage

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<input type="checkbox"/>	design development
<input type="checkbox"/>	contract documentation
<input checked="" type="checkbox"/>	DA
<input type="checkbox"/>	BA
<input type="checkbox"/>	construction drawings

PROJECT NAME:
Proposed Shed

CLIENT:
Chloe & Jarron Drummond

SITE:
**5 Francesca Drive
 Rokeby TAS 7019**

DRAWING TITLE:
Shed Plumbing Plan

REVISION NO. 0

DRAWING NO. 05

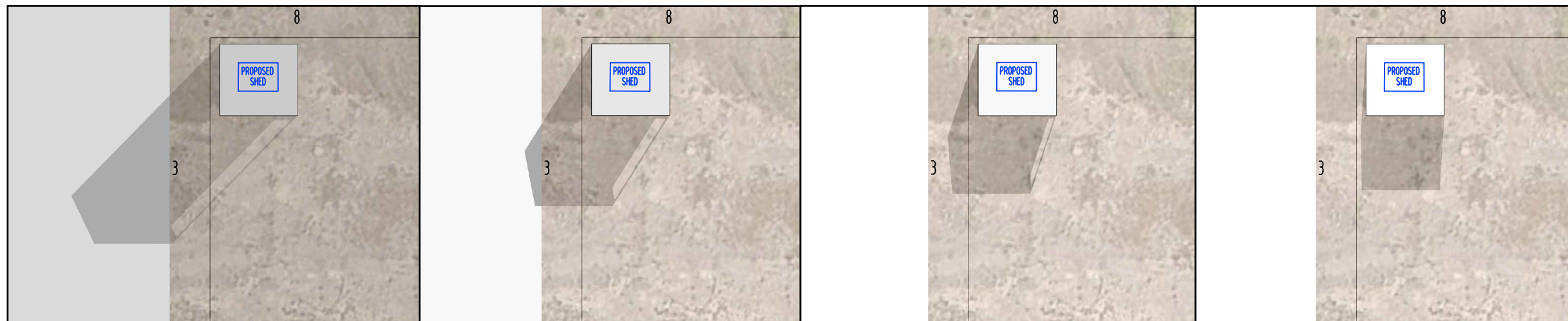
SCALE: As noted on A3 paper size

DRAWN BY: M.S.

CHECKED BY: Nicholas Young

PROJECT NO. 26-001

Plot Date: 20.01.2026

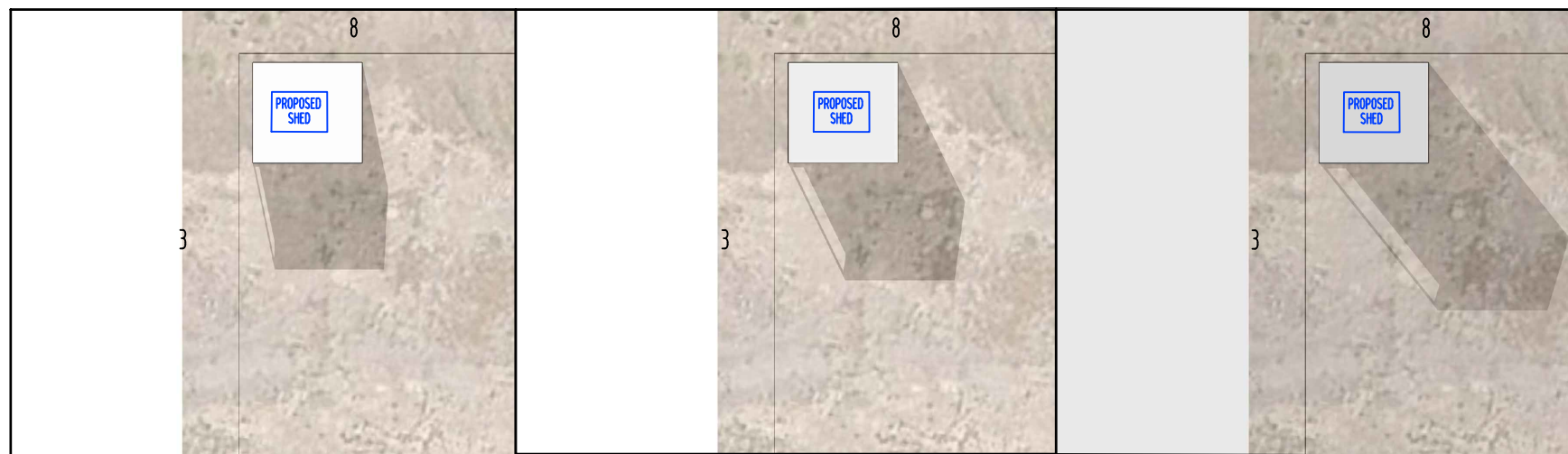


 SUN SHADOW DIAGRAM 21st JUNE-9am
SCALE NTS

 SUN SHADOW DIAGRAM 21st JUNE-10am
SCALE NTS

 SUN SHADOW DIAGRAM 21st JUNE-11am
SCALE NTS

 SUN SHADOW DIAGRAM 21st JUNE-12am
SCALE NTS



 SUN SHADOW DIAGRAM 21st JUNE-1pm
SCALE NTS

 SUN SHADOW DIAGRAM 21st JUNE-2pm
SCALE NTS

 SUN SHADOW DIAGRAM 21st JUNE-3pm
SCALE NTS



ISLAND LIFE DESIGNERS
BUILDING SERVICES PROVIDER
LICENCE No. 456943070
CONTACT: nick@islandlifedesigners.com

General Notes
The Builder shall check all dimensions and levels on site prior to construction.
Notify any errors, discrepancies or omissions to the building designer.
Drawings shall not be used for construction purposes until issued for construction.
Do not scale drawings.
All boundaries and contours subject to survey

notes	revision
Shed design	0

stage	description
<input type="checkbox"/>	sketch design
<input type="checkbox"/>	design development
<input type="checkbox"/>	contract documentation
<input checked="" type="checkbox"/>	DA
<input type="checkbox"/>	EA
<input type="checkbox"/>	construction drawings

PROJECT NAME:
Proposed Shed

CLIENT:
Chloe & Jarron Drummond

SITE:
5 Francesca Drive
Rokeby TAS 7019

DRAWING TITLE:
Sun Shadow Diagrams

REVISION NO. 0

DRAWING NO 06

SCALE: As noted on A3 paper size

DRAWN BY: M.S.

CHECKED BY: Nicholas Young

PROJECT NO. 26-001

Plot Date: 20.01.2026



TassieSheds

TASSIE SHEDS

(03) 6165 0204

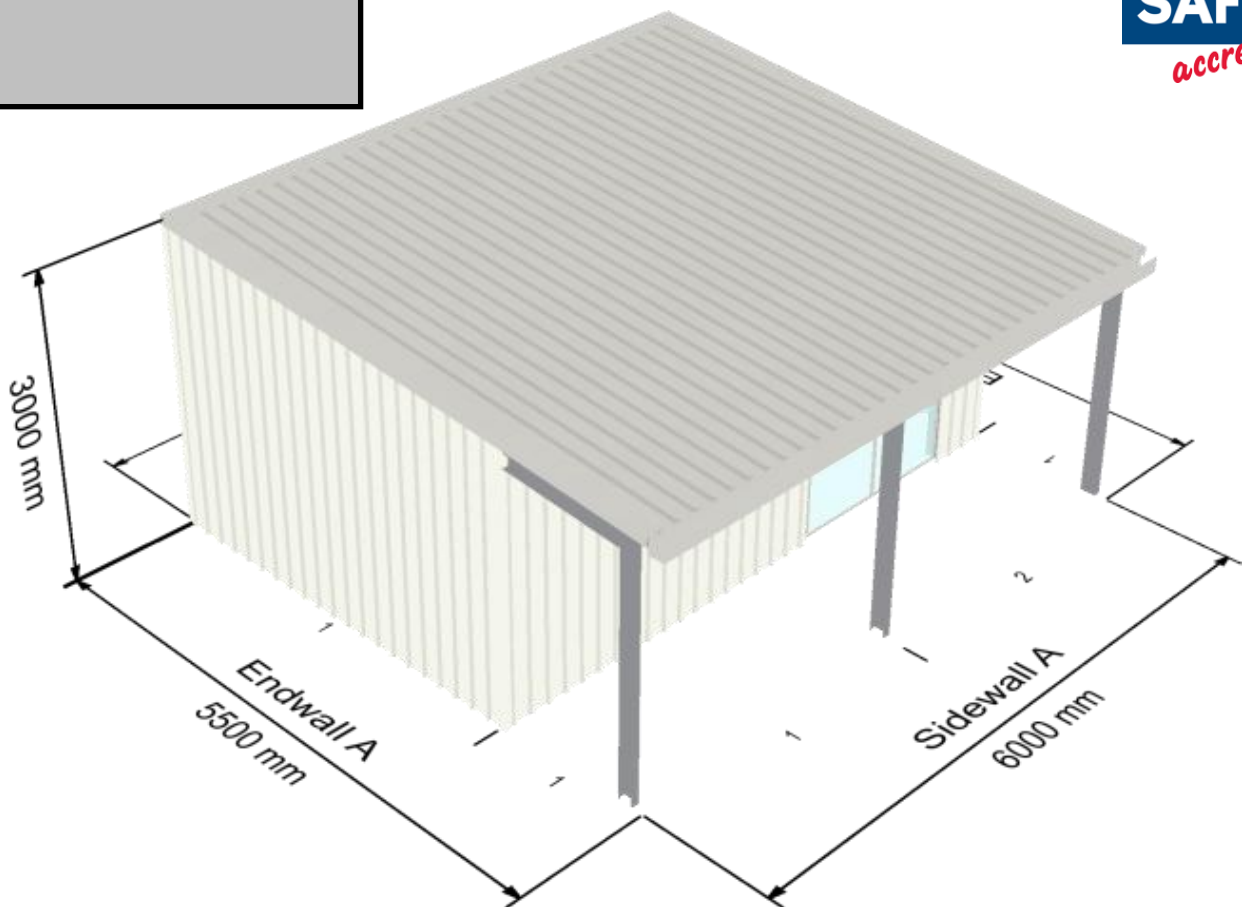
info@tassiesheds.com.au

CAN: 644 258 560

07-01-2026

Quote #1029107894

Personal
Information
Removed



Colorbond® Zincolume®



Building Specifications

Building Site Address:

5 Francesca Drive, Rokeby, TAS, 7018

Design Criteria:

Snow Load: N/A
Wind Load/Exposure: 42.7 m/s
Building Class: 10a
Wind Region: A4
Importance Level: 2
Terrain Category: 2.18
Shielding: 1
Topography: 1.06

Sheeting and Trim Details:

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

Building Dimensions:

Width: 4.000 m
Length: 6.000 m
Eave Height: 2.650 m
Apex Height: 3.000 m
Roof Pitch: Monopitch 5 deg
Sidewall Bays: 2 3.000 m
Endwall Bays: 1 4.000 m

Building Specs:

Columns: C15019
Rafters: C15019
Floor Area: 33.000 sqm
Endwall Column: N/A
Roof Purlins: Z10012
Side Wall Girts: Z10012
End Wall Girts: Z10012

Leanto A Details:

Span: 1.500 m
Bays: 2
Drop: 0.000 m
Roof Pitch: 5 deg
Eave Height: 2.519 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: 600 mm - 400 mm (Depth x Diameter)
End Mullion Footings: 500 mm - 400 mm (Depth x Diameter)

Opening Details:

- Personnel doors: 1x 2100X1810 OX Southerly
- Roller Doors: 2100h x 2400w Roller Door (opening) Southerly Endwall B
- Included Windows: None
- Framed Openings: None
- Open Bays: None
- Translucent Panels: None
- Door Extras: 1x Box A Door

Insulation Details:

None

Mezzanine:

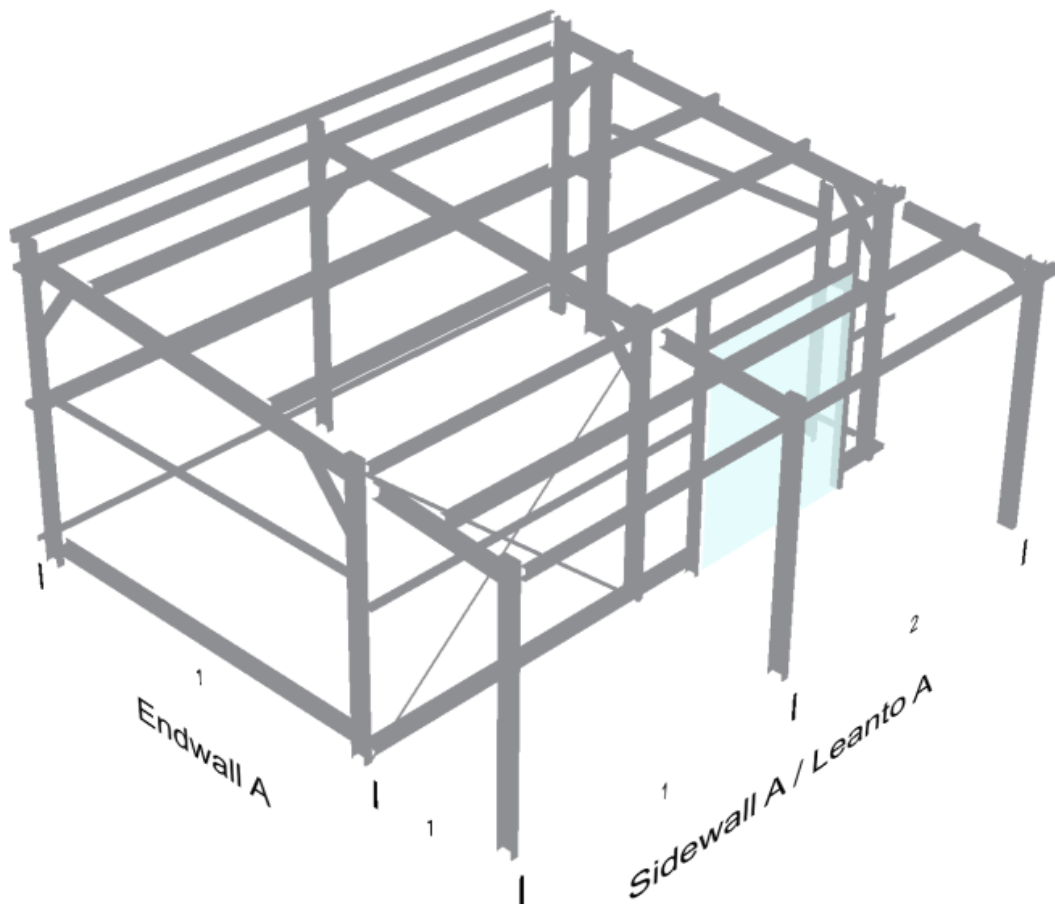
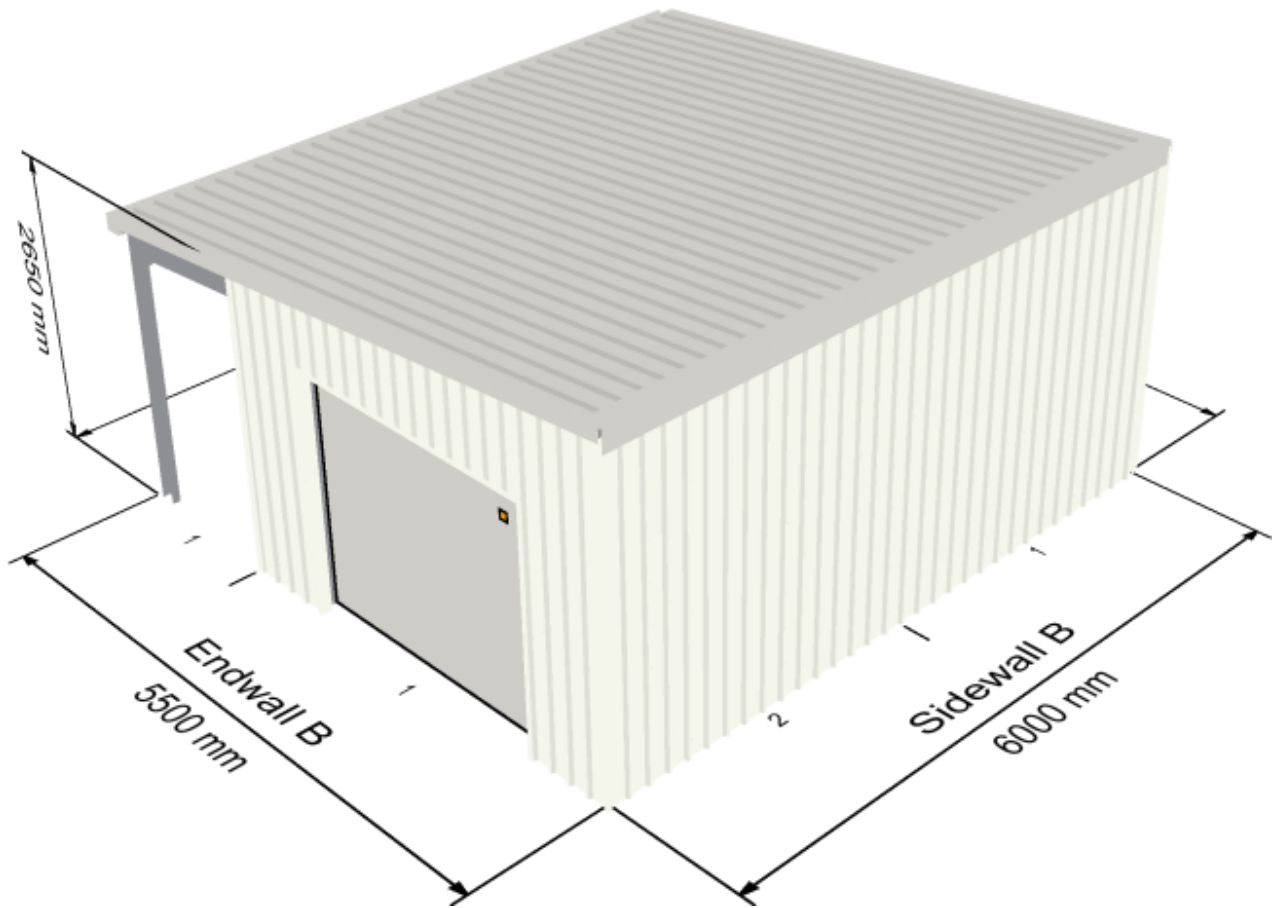
Floor Height: N/A Bays: N/A
Live Load: N/A Joist Spacing: N/A

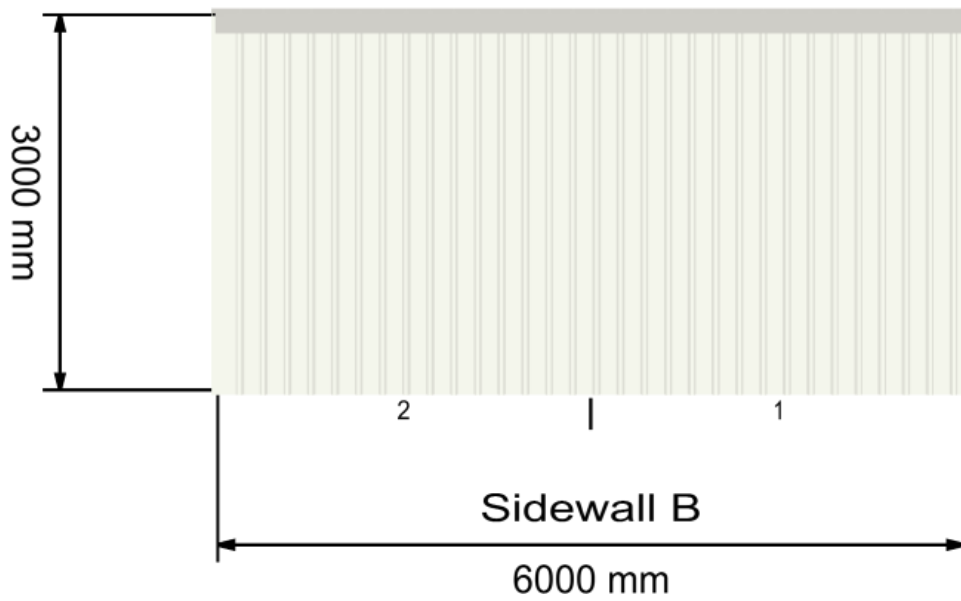
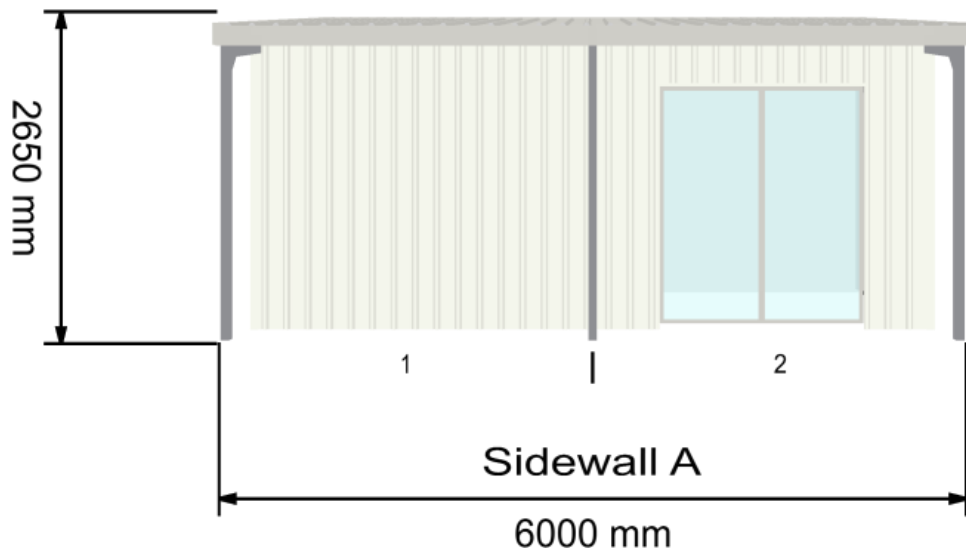
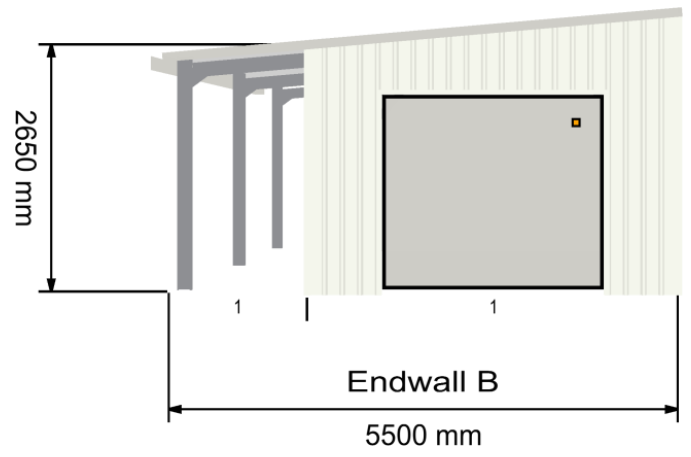
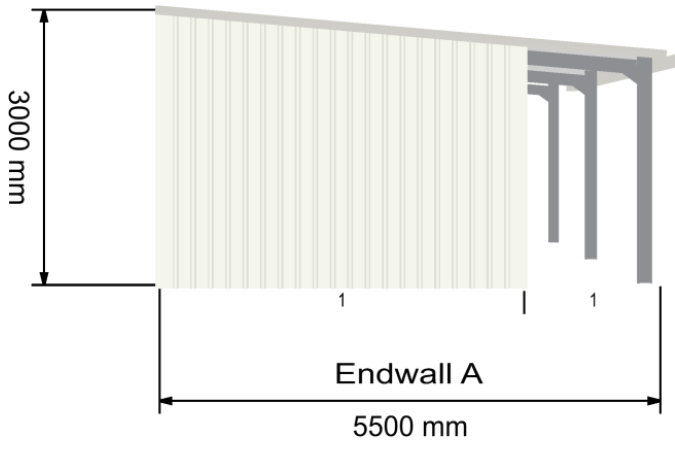
Extra Options:

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

Total Building Weight:

1139.93kg





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.

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 does not include stairs, wood flooring or balustrades.

Classic finish



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 Sheeting And Flashing Colour Breakdown:

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

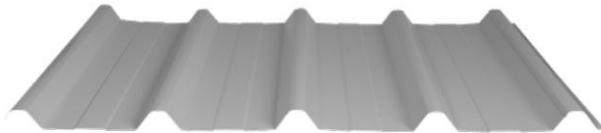
Sheeting Profiles:

Corro



Cover: 762mm Height: 16mm

Trimclad



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