



DISCRETIONARY APPLICATION

For Public Display

Applicant:

Central Highlands Council

Location:

19 Alexander Street, Bothwell

Proposal:

Outbuilding

DA Number:

DA 2023 / 00041

Date Advertised:

29 August 2023

Date Representation Period Closes:

12 September 2023

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

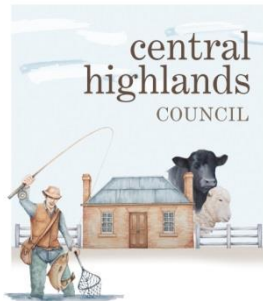
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Office 19 Alexander Street, Bothwell during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Applicant Name	Central Highlands Council (Graham Rogers)		
Postal Address	19 Alexander Street	Phone No:	6259 5503
	BOTHWELL	7030	Fax No: 6259 5722
Email address	development@centralhighlands.tas.gov.au		
Owner/s Name (if not Applicant)			
Postal Address		Phone No:	
		Fax No:	
Email address:			

Description of proposed use and/or development:

Address of new use and development:	19 Alexander Street, Bothwell		
Certificate of Title No:	Volume No	211738	Lot No: 1
Description of proposed use or development:	Replacement of Shed at Rear of Property		
Current use of land and buildings:	Storage Shed at Rear of Municipal Council Office		

ie: New Dwelling / Additions / Demolition / Shed / Farm Building / Carport / Swimming Pool or detail other etc.

Eg. Are there any existing buildings on this title?
If yes, what is the main building used as?

Proposed Material	What are the proposed external wall colours	Surf Mist Colourbond	What is the proposed roof colour	Galvanised
	What is the proposed new floor area m ² .	202.5 m ²	What is the estimated value of all the new work proposed:	\$ 70,000


Is proposed development to be staged:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Tick ✓
Is the proposed development located on land previously used as a tip site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Is the place on the Tasmanian Heritage Register?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Have you sought advice from Heritage Tasmania?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Has a Certificate of Exemption been sought for these works?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature



(if not the Owner)

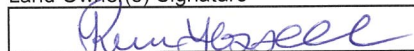
Applicant Name (Please print)

Graham Rogers (Manager DES)

Date

26 July 2023

Land Owner(s) Signature



Land Owners Name (please print)

Kim Hossack (General Manager)

Date

1/8/23.

Land Owner(s) Signature

Land Owners Name (please print)

Date

✓

[illegible]

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	
<p>Submission of Application</p> <p>Applications can be submitted in a number of ways as follows:</p> <ul style="list-style-type: none"> • Electronically: Email to development@centralhighlands.tas.gov.au • Post: 19 Alexander Street, BOTHWELL 7030 • In Person: Development & Environmental Services Office, 19 Alexander Street, Bothwell 7030 	

SEARCH OF TORRENS TITLE

VOLUME 211738	FOLIO 1
EDITION 1	DATE OF ISSUE 15-Dec-1994

SEARCH DATE : 18-May-2023

SEARCH TIME : 02.32 PM

DESCRIPTION OF LAND

Town of BOTHWELL

Lot 1 on Plan 211738

Derivation : The whole of Lot 31501 Gtd to The Warden
Councillors and Electors of the Municipality of Bothwell
Prior CT 2489/37

SCHEDULE 1

CENTRAL HIGHLANDS COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



01 August 2023

Written consent is hereby given pursuant to Section 52(1B) of the *Land Use Planning and Approvals Act 1993* for the proposal outlined in DA 2023/41 for the following proposal at 19 Alexander Street, Bothwell:

“Shed Replacement”

A handwritten signature in blue ink, appearing to read 'Kim Hossack'.

Kim Hossack
General Manager

Administration & Works & Services
Tarleton Street
Hamilton, Tasmania 7140 Tel: (03) 6286 3202
Fax: (03) 6286 3334

Development & Environmental Services
Alexander Street
Bothwell, Tasmania 7030 Tel: (03) 6259 5503
Fax: (03) 6259 5722

website www.centralhighlands.tas.gov.au

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2489 37

Purchase Grant Vol.221 Fol.75.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

W. Hutchinson

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF BOTHWELL

TWO RODS TWENTY ONE PERCHES AND ONE QUARTER OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE WARDEN COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF BOTHWELL.

REGISTERED NUMBER

SECOND SCHEDULE (continued overleaf)

211738

NIL.

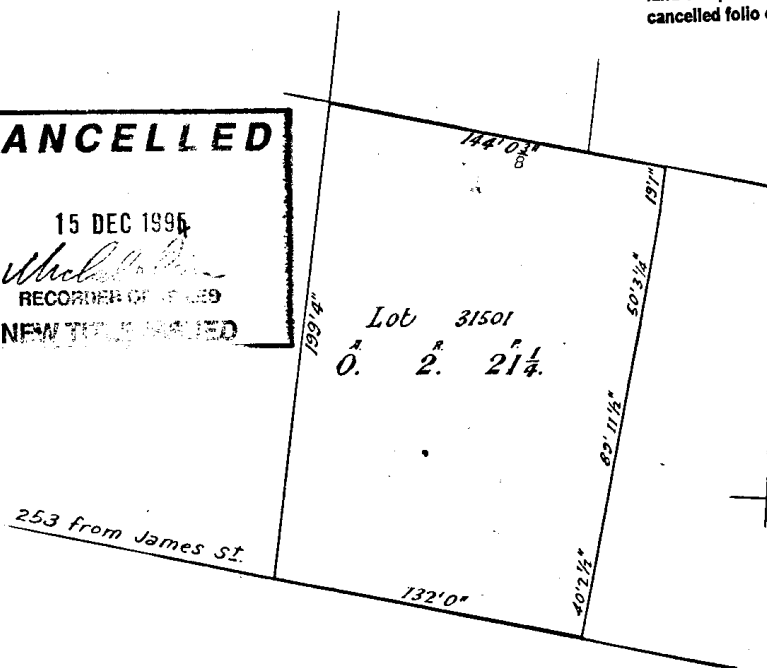
Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

CANCELLED

15 DEC 1996

W. Hutchinson
RECORDER OF TITLES
NEW TITLE ISSUED



ALEXANDER ST.

The whole of Lot 31501 - Gtd. to The Warden Councillors and Electors of the Municipality of Bothwell - Meas. in Feet & Inches.
FIRST Edition. Registered

30 JUN 1969

Derived from P.G.Vol.221 Fol.75.









**Central Highlands Council Office
19 Alexander Street, Bothwell
Shed Replacement**





SHEDCORPTAS

23 DALMATION CRT LEGANA TAS 7277

PH. 1800 750 649 - 1800 750 649

EMAIL: sales@shedcorptas.com.au

WEBSITE: www.shedcorptas.com.au

QUOTE/CONTRACT: LEG0062447-1

QUOTATION FOR

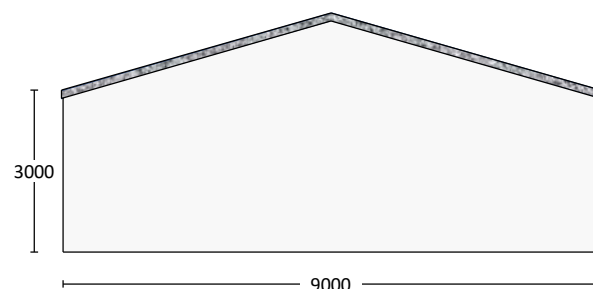
CENTRAL HIGHLANDS COUNCIL

SITE ADDRESS: 19 ALEXANDER ST BOTHWELL TAS 7030

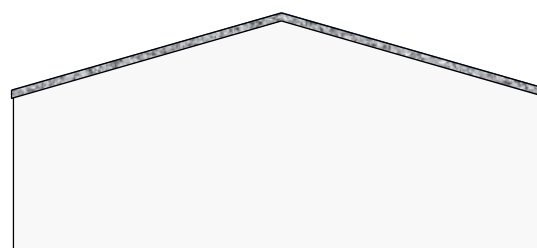
KIT MATERIALS AS DETAILED	\$32,750.00
PRIMARY PRODUCER DISC.	-\$2,940.00
TOTAL	\$29,810.00

GST OF \$2,710.00 INCLUDED IN THE ABOVE AMOUNT

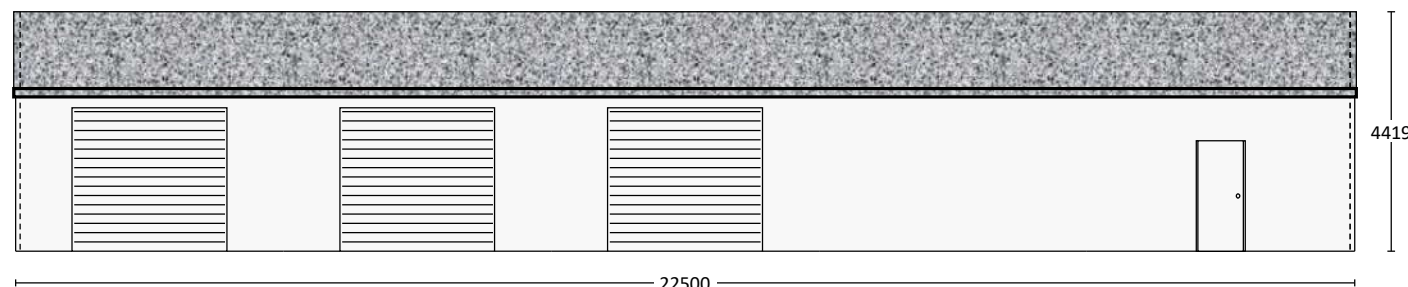
QUOTE VALID FOR 14 DAYS FROM THE 16/5/2023. SUBJECT TO ACCEPTANCE OF OUR TRADING TERMS AND CONDITIONS OF SALE.



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

CLASS 10A GABLE SHED

WIND DESIGN: WS 45 M/S - VDES 39 M/S

17.5 DEGREE ROOF PITCH

ROOF: 0.42 BMT (0.47 TCT) CUSTOM ORB - GALVANISED

WALLS: 0.42 BMT (0.47 TCT) CUSTOM ORB - SURFMIST

WALLS CLAD VERTICALLY

GUTTER: HI-FRONT QUAD GUTTER - GALVANISED

SPOUTING: NO SPOUTING SUPPLIED

SURFMIST 2650H 2600W DOM RD TO RIGHT ELEVATION

SURFMIST 2650H 2600W DOM RD TO RIGHT ELEVATION

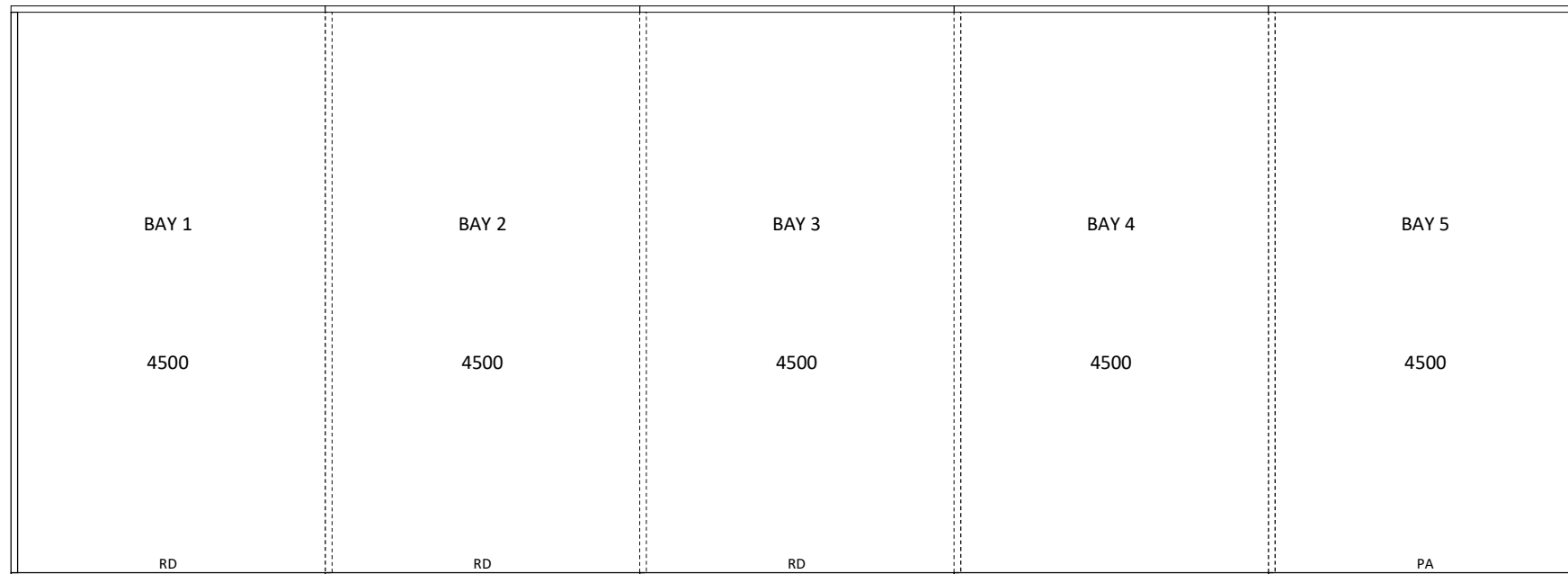
SURFMIST 2650H 2600W DOM RD TO RIGHT ELEVATION

SURFMIST ENTRANCE DOOR TO RIGHT ELEVATION

NO ROOF MESH, SISILATION OR INSULATION INCLUDED

ALL ROLLER DOORS MANUALLY OPERATED

FREE SITE DELIVERY (CONDITIONS APPLY)



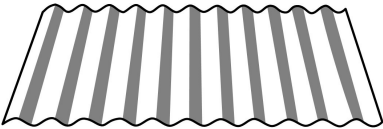
YOUR BUILDING CONTAINS THE FOLLOWING CLADDING OPTIONS

QUOTE/CONTRACT: LEG0062447-1

CENTRAL HIGHLANDS COUNCIL

SITE ADDRESS: 19 ALEXANDER ST BOTHWELL TAS 7030

ROOF CLADDING



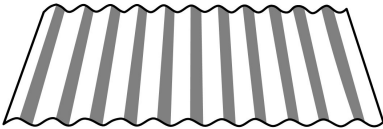
0.42 BMT (0.47 TCT) CUSTOM ORB

OPTIONS

0.42 TRIMDEK



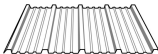
WALL CLADDING



0.42 BMT (0.47 TCT) CUSTOM ORB

OPTIONS

0.35 MULTICLAD



0.42 MULTICLAD



0.35 CUSTOM ORB



0.35 TRIMWALL

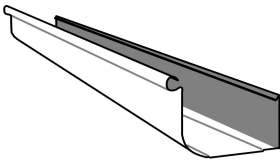


0.42 TRIMDEK



NOTE: CHANGE OF CLADDING OPTIONS WILL BE
SUBJECT TO RE-QUOTING.

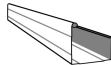
GUTTERING



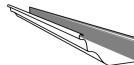
HI-FRONT QUAD GUTTER

OPTIONS

SQUARELINE



OGEE



NONE

NO
GUTTER
SUPPLIED

SPOUTING

NO
SPOUTING
SUPPLIED

NO DOWNPIPES SUPPLIED

OPTIONS

100x50 RECT.



100x75 RECT.



90MM DIA. STEEL



90MM DIA. PVC



YOUR BUILDING IS DESIGNED TO THE HIGHEST STANDARDS

THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA - NCC2019

AUSTRALIAN STANDARD 1170.0:2011 - STRUCTURAL DESIGN ACTIONS - GENERAL PRINCIPALS

AUSTRALIAN STANDARD 1170.1:2011 - STRUCTURAL DESIGN ACTIONS - PERMANENT, ACTIONS

AUSTRALIAN STANDARD 1170.2:2011 - STRUCTURAL DESIGN ACTIONS - WIND ACTIONS

AUSTRALIAN STANDARD 1170.4:2011 - STRUCTURAL DESIGN ACTIONS - EARTHQUAKE LOADS

AUSTRALIAN STANDARD 3600:2018 - CONCRETE STRUCTURES

AUSTRALIAN STANDARD 4055:2002- WIND LOADS

AUSTRALIAN STANDARD 4600:2018 - STEEL STRUCTURES

AUSTRALIAN STANDARD 3566.2:2002- SELF DRILLING FASTENERS

AUSTRALIAN STANDARD 1252:1983- STRUCTURAL ASSEMBLIES

HAVE YOU CONSIDERED?

ADDING WIRE AND SISILATION TO YOUR ROOF ?

ADDING WIRE AND FOIL INSULATION TO YOUR ROOF ?

ADDING SISILATION TO THE WALLS ?

REPLACING A ROOF SHEET WITH A SKYLIGHT SHEET ?

ADDING A WINDOW TO YOUR BUILDING ?

ADDING A GLASS DOOR TO YOUR BUILDING ?

ADDING REMOTE ELECTRIC OPERATORS TO THE ROLLER DOORS ?

ADDING A ROTARY VENT TO THE ROOF ?

CONTACT OUR OFFICE FOR PRICING FOR THESE OPTIONS

READY TO ORDER? COMPLETE THE NEXT THREE PAGES AND RETURN TO PROCEED.**CONTRACT: LEG0062447-1**

THIS SECTION ENTERS THE PERSON INTO A KIT BUILDING CONTRACT FOR THE BUILDING DETAILED IN SHEDCORPTAS' QUOTE NO.LEG0062447-1. THE CONTRACT WILL BE KNOWN AS LEG0062447-1.

CONTRACT IS BETWEEN THE CLIENT BELOW AND SHEDCORPTAS (THE SUPPLIER). THE CONTRACT IS SUBJECT TO ACCEPTANCE OF SHEDCORPTAS'S TERMS AND CONDITIONS OF SALE ON PAGE SIX OF THIS DOCUMENT.

ALL PRODUCT BUILDING DIMENSIONS, PRODUCT DESCRIPTIONS, CLADDING PROFILES AND INCLUSIONS ARE AS PER QUOTATION LEG0062447-1 PAGES 1-3.

THE CLIENT IS TO CONFIRM COLOUR SELECTION ON PAGE SIX OF THIS DOCUMENT AS PER THE CONDITIONS CONTAINED ON PAGE SIX. COLOUR RANGE TO BE AS PER SHEDCORPTAS'S PRODUCT COLOUR RANGE.

CONTRACT VALUE: **\$29,810.00**

THIS WILL BECOME AN AGREED CONTRACT SUBJECT TO THE TERMS AND CONDITIONS OF SALE LISTED ON PAGE SIX UPON COMPLETION BY BOTH PARTIES AND RECIEPT OF PAYMENT AMOUNT LISTED ABOVE TO SHEDCORPTAS. THIS CONTRACT IS INVALID IF NOT COMPLETED BY THE 30/5/2023.

NOTE:

ANY OUTSTANDING PROGRESS OR BALANCE PAYMENTS IS SUBJECT TO THE CURRENT PRICE STRUCTURE FROM THE RELEVANT THIRD PARTY MATERIAL SUPPLIERS. WHERE ANY NOTIFICATION IS RECIEVED FROM MATERIAL SUPPLIERS OF ANY UPCOMING PRICE INCREASES THE CLIENT WILL BE GIVEN A MINIMUM OF 21 DAYS NOTICE OF THE UPCOMING PRICE INCREASE AND THE INCRIMENTAL CHANGE TO THE CONTRACT PRICE.

THE CLIENT THEN CAN CHOOSE TO:

1. PAY THE BALANCE AMOUNT TO ORDER AND TAKE DELIVERY AT THE CURRENT PRICE
- OR
2. ACCEPT THE NEW PRICE WITH THE NEW PRICING STRUCTURE APPLIED

CONTRACT NO. LEG0062447-1

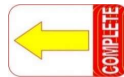
CLIENTS NAME*: _____



POSTAL ADDRESS*: _____



EMAIL ADDRESS*: _____



PHONE/MOB*: _____



SITE DETAILS FOR ENGINEERING CERTIFICATION:

SITE ADDRESS*: _____



MUNICIPAL DISTRICT (LOCAL COUNCIL): _____

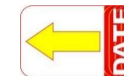
LOT NO.: _____

PLAN NO.: _____

CLIENTS SIGNATURE*: _____



DATE*: _____



* DENOTES MANDATORY FIELDS WHICH MUST BE COMPLETED.

COLOUR CONFIRMATION

ROOF COLOUR	<u>GALVANISED</u>
WALL COLOUR	<u>SURFMIST</u>
GUTTER COLOUR	<u>GALVANISED</u>
BARGE COLOUR	<u>GALVANISED</u>
ROLLER DOOR COLOUR	<u>SURFMIST</u>
ACCESS DOOR COLOUR	<u>SURFMIST</u>

TO CHANGE QUOTED COLOURS CROSS OUT AND WRITE NEW COLOURS HERE.

CONCRETE FOUNDATION DESIGN

PLEASE NOMINATE IF YOU NEED A CONCRETE FLOOR OR JUST CONCRETE PIERS
TO ANCHOR YOUR BUILDING.

OUR STANDARD SLAB AND/OR PIER DESIGN CAN BE PROVIDED ON OUR
STRUCTURAL DOCUMENTS SUBJECT TO THE BELOW CONDITIONS:

THIS DESIGN WILL BE BASED ON THE SITE BEING NATURALLY LEVEL WITH NO MORE THAN 600MM OF
FILL MATERIAL TO THE BUILDING FOOTPRINT AND NO RETAINING WALLS
OR ANY OTHER SITE SPECIFIC WORKS PROVIDED.

A SOIL TEST FOR THE SITE WILL BE REQUIRED FOR ANY
CLASS 7,8 OR 1a DESIGN BUILDING AND WILL NEED TO BE PROVIDED BY
THE CLIENT BEFORE THE STRUCRUTRAL DOCUMENTS CAN BE PRODUCED.

FOUNDATION DESIGN FOR SITES OUTSIDE OF THESE DETAILS OR WORKS OUTSIDE OF THESE
SPECIFICATIONS TO BE PROVIDED BY OTHERS.

PLEASE NOMINATE YOUR REQUIRED DESIGN*: (TICK ONE)

PLEASE PROVIDE A SLAB DESIGN FOR MY SHED

☐

PLEASE PROVIDE A PIER DESIGN FOR MY SHED

(CONCRETE PIERS - NO SLAB DESIGN)

☐

NO NOT PROVIDE A SLAB/PIER DESIGN

(I WILL GET MY SLAB OR PIERS DESIGNED BY OTHERS ENGINEERS.)

NOTE: THIRD PARTY DESIGNER WILL NEED TO REFERENCE OUR
STRUCTURAL FRAME DESIGN AND TAKE INTO ACCOUNT ITS DESIGN
AND THE RELVANT LOADINGS WHEN PERFORMING THE SLAB/PIER DESIGN.

☐

SITE ACCESSABILITY

CONTRACT: LEG0062447-1

*** IMPORTANT NOTE. ANY DELIVERY CHARGES QUOTED IS SUBJECT TO APPROVAL OF THE INFORMATION SUPPLIED ON THIS PAGE. ***

PLEASE PROVIDE AS MUCH DETAIL REGARDING THE SITE ACCESS AS POSSIBLE. SHOULD THIRD PARTY MATERIAL SUPPLIERS NEED TO RE-DELIVER MATERIALS, DUE
TO LACK OF CORRECT INFORMATION, ANY ADDITIONAL CHARGES SHALL BE AT THE EXPENSE OF THE CLIENT AND PAID BEFORE RE-DELIVERY OF MATERIALS.

SITE DETAILS

(THESE DETAILS WILL BE GIVEN TO THIRD PARTY SUPPLIERS & DELIVERY DRIVERS)

CONTACT NAME*: _____

CONTACT NUMBER*: _____

SITE TYPE*

☐

a. RESIDENTIAL PROPERTY

☐

b. CONSTRUCTION SITE

☐

c. RURAL PROPERTY

SITE ACCESS RESTRICTIONS*

(NOMINATE ANY OF THE FOLLOWING THAT APPLY TO THE DELIVERY ROAD OR SITE)

☐

a. CLEARWAYS

☐

e. LOAD WEIGHT LIMIT ON ROAD

☐

i. NO THROUGH ROAD

☐

b. PEAK HOUR TRAFFIC

☐

f. RESTRICTED TURNING CIRCLE

☐

j. ONE WAY STREET

☐

c. LOCKED GATE/ACCESS

☐

g. STEEP/TIGHT DRIVEWAY

☐

k. NARROW DRIVEWAY <4M

☐

d. WET WEATHER ACCESS RESTRICTIONS

☐

h. HIEGHT RESTRICTIONS <4M

☐

l. OVERHEAD POWERLINES

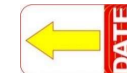
SITE MAP

(DRAW A "MUD MAP" FOR SITE DIRECTIONS OR ATTACH A LARGER DRAWING TO THIS DOCUMENT)

CLIENTS SIGNATURE*: _____



DATE*: _____



* DENOTES MANDATORY FIELDS WHICH MUST BE COMPLETED.

TERMS AND CONDITIONS APPLICABLE TO THIS CONTRACT

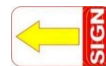
CONTRACT: LEG0062447-1

It is the responsibility of the Client to ensure they are aware of the terms and conditions in this contract and seek professional independent legal advice in relation to these terms. By purchasing product supplied under this contract, the Client is understanding and accepting the Suppliers terms and conditions of sale:

1. What you are about to purchase is the components for a structural steel building. It is not an RTA toy. This building needs to be installed in compliance with the structural engineering supplied. This building is made from standard Rollformed materials which may require cutting and fitting to construct this building.
2. The supplier makes no warranty regarding the suitability of the product for the Clients specific purpose or the suitability for the Clients specific location. It is the responsibility of the Client to satisfy themselves of the suitability of the product purchased for their own specific purpose.
3. **Important:** The design class of the kit building quoted is shown on page 1 of the quote. Unless stated otherwise on page 1 of the quote, this kit is not designed for Class 1a (livable buildings). The Supplier makes no claims of this building satisfying Class 1a design unless specifically designed for the purpose and stated on page 1 of the quote.
4. Each kit building is designed in accordance with the structural design specification detailed within the inclusions area of the product description. This design is based on the At the time of placement of order the Client is given the opportunity to provide the site details where the kit is to be constructed. Upon receipt of order third party engineers shall reference this site information using mapping software (google maps, etc.) to determine if the site satisfies the engineering specification quoted. Where the site conditions satisfy the engineering specification, the Supplier shall provide a signed Government Approved certificate of compliance from the third party engineers. Where the engineering specification is not satisfied by the site conditions, the Supplier shall provide the Client with the opportunity to change the ordered building to a design which suits the site conditions with the Client to pay any costs associated with the change. Should the Client not accept these changes the Supplier shall either:
 - (a).Cancel the order and refund any monies paid, or;
 - (b).Supply the building with a covering letter of structural compliance stating the structural design criteria of the building supplied in lieu of the certificate of compliance for the relevant site.
5. Where the Client submits the engineering provided for submission to a building/planning authority for approval to construct, and where the Client has paid a deposit only and not authorised for the manufacture of materials (pending building approval), should the governing authority reject the building/planning application, the Supplier shall refund the amount paid, less any third party or administrative costs, subject to the following clauses:
 - (a).The Client provides the Supplier with a letter from the governing authority outlining the rejection of the application,
 - (b).The site location does not allow for the building to be constructed. i.e: the governing authority will not let the Client build over an easement,
 - (c).The Client cannot place the building in another location that will be approved by the governing authority,
 - (d).The Client cannot change the building to a design that can be approved by the governing authority,
 - (e).The Client returns the engineering certification and structural documents and agrees to not use any of the information provided by Supplier in any future building/planning application.
6. The kit building will be supplied based on the structural design nominated by the Supplier and the Supplier reserves the right to amend any quoted design.
7. It is important to note that these kit buildings are produced in the majority by third-party "rollforming companies" as required. The framing, cladding, doors and windows are all made to order and the finished product is not a stock item. Once the product is made it is non-returnable to the supplier. As the materials for our buildings are produced as required by third parties, any change or cancellation after productions commences, any materials produced (including any costs expended) shall be at the expense of the Client.
8. **Important:** All manufacturing times are quoted as an estimated lead time due to the product being unmade at the time of order. Lead time are established by third party suppliers who estimate availability of raw materials. The actual manufacturing and delivery time may vary according to raw material availability, manufacturing lead-times and delivery factors out of the Supplier, and their third party material suppliers, control. Cancellation of order by client due to extended or altered delivery times will be subject to clause 14 of this contract.

9. These kit buildings are produced as required by third party suppliers. These third party suppliers do not provide a long term storage solution for completed buildings. It is a requirement of this contract the client takes delivery within four weeks of notification of the kit being ready. Should the client not take delivery within four weeks, the Supplier reserves the right to charge storage at a suitable location and/or any relevant pricing adjustments or storage costs passed on by third party suppliers. These charges are to be paid in full prior to delivery or collection of the kit.
10. Should the Client not accept delivery or collect within eight weeks notification of being ready, the order will be cancelled in accordance with clause 13 of this contract.
11. The Supplier has a responsibility to its employees to provide a safe workplace free from abusive conduct. The Supplier has a zero tolerance approach to any kind of abusive conduct. Any threatening or abusive conduct towards staff or management, be it verbal or written, shall result in immediate cancellation of the order in accordance with clause 13 of this contract.
12. Any cancelled order for partially produced buildings shall be refunded less the cost of any material produced, structural certification fees, third party costs and administrative costs. Due to third party contract terms, where more than 50% of the kit materials have been produced, the kit will be completed and the refund will be subject to clause 13 of this contract.
13. Where an order is cancelled in accordance with clauses 8, 10, 11 or 12 above, the Supplier reserves the right to sell these items unreserved via any public sale method available and refund the client at the value of the re-sold price less the cost of any sales expenses (auctioneer fees, etc.) incurred.
14. Where delivery is quoted, it is the responsibility of the Client to provide the completed delivery information page within this contract. As this site information may not have been provided prior to entering the contract, the Supplier reserves the right to amend and/or decline any quoted delivery charge based on the clients site information provided within this contract.
15. The products supplied are warranted by the material manufacturers. Any warranties provided shall be subject to the terms of the material manufacturers. the Supplier shall provide copies of manufacturer warranty terms for the specific job upon request.
16. **Important:** The Supplier will provide to the client a material check list prior to delivery. It is the responsibility of the Client to check the delivered components at the time of delivery and advise any material damages, production errors by completing the packing check list supplied and returning via post or email. As the third party suppliers require correctly reported written notification of any shortages, damages or errors, the Supplier will only accept a correctly completed packing check list as notification of any errors. Verbal reporting of errors or damages will be ignored by the Supplier as they cannot be actioned with the third party suppliers. Material are to be checked on a day prior to erectors commencing construction.
17. The Supplier has only 24 hours to advise material suppliers of shortages, damages or errors and cannot be responsible for the security of the Clients site, any claim for shortages, damages or errors will not be accepted after Client takes possession of materials. It is the responsibility of the Client to check the kit materials for any damage that may have occurred during manufacture or transport. Damage to product must be reported within 24 hours of possession AND BEFORE COMMENCEMENT OF ANY CONSTRUCTION OF THE KIT MATERIALS. It is the responsibility of the Client to thoroughly check the materials supplied before construction commences. For the avoidance of assigning blame, the Supplier will not accept any claim for material shortages or damages or errors after construction commences. The Supplier will accept no responsibility for any construction loss of time or costs associated caused by failure of the Client to correctly check the materials prior to commencement of construction.
18. All kits are supplied with structural engineering. The engineering details is sufficient for a suitably qualified person to erect the building supplied. It is the responsibility of the Client to ensure that whoever is engaged to erect the building is sufficiently experienced as per the requirements of the relevant state building control body. This building is not recommended for construction by persons who are not experienced with construction of steel framed buildings. Please ensure that whoever constructs your building has the correct building qualifications and tools to work with steel structures. It is the responsibility of the Client to ensure whoever erects the buildings reads the engineering and any other details provided before commencement and is comfortable with the requirements and procedures to erect the building. The Supplier, and its third party suppliers, take no responsibility, from whatever source, for plea of ignorance in erecting this building once construction commences.

CLIENTS SIGNATURE*: _____
MUST BE THE SIGNATURE OF CLIENT NAMED ON PAGE 4



DATE*: _____



SIGNATURE*: _____
SHEDCORPTAS SALES REPRESENTATIVE - (THE SUPPLIER)

PRINT NAME*: _____

DATE*: _____

PLANNING REF: n/a
EXEMPTION NO: 5419
REGISTERED PLACE NO 11
FILE NO: 06-28-40 THC
APPLICANT: Central Highlands Council
DATE: 26-May-2023

CERTIFICATE OF EXEMPTION

(Historic Cultural Heritage Act 1995)

The Place: Town Hall
19 ALEXANDER ST BOTHWELL 7030 TAS

Thank you for your application for a Certificate of Exemption for works to the above place. Your application has been approved by the Heritage Council under section 42(3) (a) of the *Historic Cultural Heritage Act 1995* for the following works:

Works: Replacement of shed at rear of the main buildings

Documents:

1. Application form
2. Drawings including site plan and elevation plans
3. Photos of existing shed to be removed

Comments: The proposed works are consistent with the Tasmanian Heritage Council's Works Guidelines describes as being eligible for a certificate of exemption.

A copy of this certificate will be forwarded to the local planning authority for their information. Please note, this certificate of exemption is an approval under the *Historic Cultural Heritage Act 1995* only. This certificate is not an approval under any other Act. Further approvals such as planning, building or plumbing may be required. For information regarding these or any other approval, contact your local Council.

Information on the types of work that may be eligible for a certificate of exemption is available in the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (Nov. 2015). The Works Guidelines can be downloaded from www.heritage.tas.gov.au.

Please contact the undersigned on 1300 850 332 if you require clarification of any details in this certificate.

Signed:

A handwritten signature in black ink that reads "Xin Guo". The signature is written in a cursive, slightly stylized font.

Xin Guo

Planner/Adviser - Heritage Tasmania

Under delegation of the Tasmanian Heritage Council