



04 April 2025

**Notification of Development Application No. 2025/028**

**Site Description: Lot: 414 DP: 755503, 9 Eighth Division Memorial Avenue GUNNEDAH.**

Notice is given that a Development Application has been submitted for Council's consideration that involves the construction of a Shed, varying the maximum and cumulative size of outbuildings and sheds permitted on the property.

The address of the proposed development is 9 Eighth Division Memorial Avenue GUNNEDAH.

The applicant is Anrose Nominees Pty Ltd and Gunnedah Shire Council is the consent authority.

The Development Application has been placed on public exhibition for a period of **14** days. The documents may be inspected at Council's office during office hours 9am-4pm or on Council's website <http://www.gunnedah.nsw.gov.au/>.

Any person may make a written submission about this application to the General Manager, Gunnedah Shire Council, PO Box 63, Gunnedah NSW 2380 or via email [council@gunnedah.nsw.gov.au](mailto:council@gunnedah.nsw.gov.au). The issues you raise will be included in the evaluation of the development application, along with the other matters Council must consider.

Submissions should be received no later than 5.00pm on **18 April 2025**. All submissions **must** include disclosure of any reportable political contribution or gift made in the previous two years.

If the submission includes an objection to the proposal, the grounds of objection must be given. You are advised that you may request that your name and address not be disclosed by stating prominently "OBJECTION IN CONFIDENCE" on your submission for reason that disclosure would result in detriment to you. However, Council may be obliged to release these details under the Freedom of Information Act 1989 even if these words are used in the submission. Further, submissions that do not contain the author's name and address may not be considered as Council will be unable to validate the submissions authenticity.

If you have any enquiries in relation to this Development Application, please contact Council's Duty Planner on 6740 2100

Yours faithfully

Wade Hudson  
MANAGER DEVELOPMENT ASSESSMENT

Contact: 6740 2100  
Reference: 2025/028  
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## Development Consent Cover Sheet – Council's Use

Made under the Environmental Planning & Assessment Act.1979

LAST UPDATED 23 JULY 2021

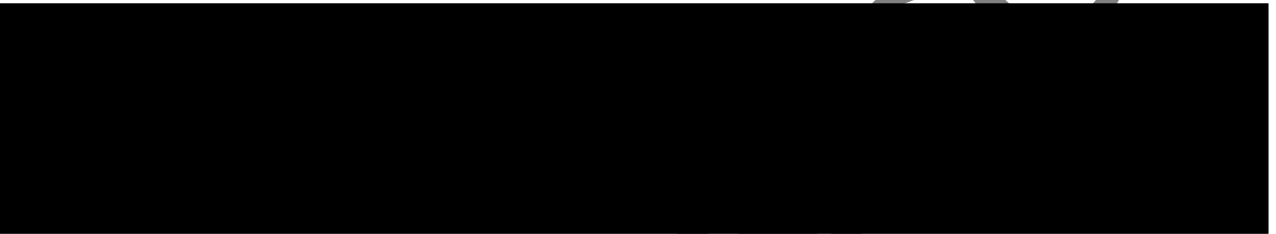
Date: 02/04/2025

### DEVELOPMENT APPLICATION NUMBER

Development Application Number: 10.2025.00000028.001

### APPLICANT DETAILS

Name(s): Daniel Vercoe C/- Reuben Hill



### LAND TO BE DEVELOPED

Address: 9 Eighth Division Memorial Avenue

Lot Number: 414 DP Number: 755503 Site Area: -

### BRIEF DESCRIPTION AND USE OF PROPOSED DEVELOPMENT

Shed.

### PROPOSED DEVELOPMENT DETAILS

- ☒ Local Development
- ☐ Integrated Development (requires approval under another Act)
- ☐ Designated Development (requires an EIS to be submitted)

Total Project Value: \$19,616.16

## Applicant contact details

Title	Mr
First given name	Reuben
Other given name/s	
Family name	Hill
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	No

## Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	Mr
First given name	Daniel
Other given name/s	
Family name	Vercoe
Contact number	
Email	[REDACTED]
Address	[REDACTED]

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

## Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
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## Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

## Development details

Application type	Development Application
Site address #	1
Street address	9 EIGHTH DIVISION MEMORIAL AVENUE GUNNEDAH 2380
Local government area	GUNNEDAH
Lot / Section Number / Plan	414/-/DP755503 <input checked="" type="checkbox"/>

Primary address?	Yes
Planning controls affecting property	Land Application LEP Gunnedah Local Environmental Plan 2012 Land Zoning R3: Medium Density Residential RE1: Public Recreation Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 450 m <sup>2</sup> Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

#### Proposed development

Selected common application types	Erection of a new structure
Selected development types	Shed
Description of development	New Shed
Dwelling count details	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$19,700.00
Estimated development cost	\$19,700.00
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

#### Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No



## Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
<b>Affiliations and Pecuniary interests</b>	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
<b>Political Donations</b>	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

## Sustainable Buildings

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
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Provide reason for exemption. Is the development any of the following:	Development that is wholly residential
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## Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

First name	Daniel
Other given name(s)	
Family name	Vercoe
Contact number	
Email address	
Billing address	

## Application documents

The following documents support the application.

Document type	Document file name
Owner's consent	20250328101256 - Copy
Site Plans	Daniel Vercoe (EALB99778515)16m Nearmaps Site Plan site plan
Statement of environmental effects	20250328090819 - Copy

## Applicant declarations

I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

### Owners Consent

Made under the *Environmental Planning and Assessment Act 1979* and *Local Government Act 1993*

#### ABOUT THIS FORM

You can use this form to demonstrate that all owners have consented to the lodging of an application where Council is the consent authority.

#### LAND RELATING TO THE APPLICATION

Address: 9 eighth division memorial ave  
Town/Suburb: gunnedah State: nsw Postcode: 2380  
Lot Number: 414 Section Number: ..... DP Number: 755503

#### OWNERS DETAILS

Name(s): Daniel Vercoe

#### I/WE, THE OWNER(S) GIVE CONSENT TO

Nominated Agent: Reuben Hill

#### TO ACT ON MY/OUR BEHALF TO

- Lodge all relevant applications for development consent, CCs, CDCs, Subdivision Works Certificates, Subdivision Certificates, Appointment of Principal Certifier, Building Information Certificates, Occupation Certificates, Planning Proposal and Section 68 Applications.
- Have discussions with all relevant authorities.
- Do all things required to be done or provide all information and documents necessary to obtain such approvals.
- Where applicable, withdraw the application/s and obtain a refund of relevant fees paid.

#### CONSENT OF ALL OWNERS

As the owner(s) of the property, I/we consent to this application to apply for approval to carry out the development described herein and state that the information contained herein is, to the best of my/our knowledge, true and correct. I/we hereby give permission for Council authorised personnel to carry out inspections of the land and buildings as necessary for the purpose of assessing this application without prior notice of entry.

Name: Daniel Vercoe (Corporation) Capacity: owner

Signature: [Signature] Date: 28.03.2025

Name: ..... (Corporation) Capacity: .....

Signature: ..... Date: .....

**Note:** If ownership is under a company/corporation name, please provide evidence that the signatory on the application has the authority to sign on behalf of the company, by providing authority on company letterhead.

## Statement of Environmental Effects

SINGLE DWELLING HOUSES, RESIDENTIAL ANCILLARY & OUTBUILDING DEVELOPMENTS ONLY

LAST UPDATED 15 AUGUST 2023

### INTRODUCTION

A Statement of Environmental Effects is to be submitted with all development applications other than "designated development" or proposals having negligible environmental impact, eg internal alterations. This form is to be used for single dwelling houses, residential ancillary & outbuilding developments only. All other developments require a detailed, site specific Statement of Environmental Effects.

This Statement of Environmental Effects is not exhaustive and should be augmented where appropriate. If insufficient space not has been provided, please attach additional sheets.

Please place a tick (✓) in the appropriate box.

### SITE AND CONTEXT SUITABILITY

	YES	NO
Is the development compatible with the land zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the development compatible with adjoining development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does your application include a site plan illustrating the topography of the development site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Describe the topography of the site (eg slope of the land, existing vegetation, groundwater issues, orientation of dwelling, streetscape and setbacks etc)	<p>generally flat block with a smaller dwelling situated to the front facing the town pool</p> <p>existing dilapidated sheds in the rear of the block towards little reservoir Ave</p>	

### PRESENT AND PREVIOUS USES

What is the current use of the site?

residential dwelling

Has there been any other land use other than that listed above?

no

What is the use of the adjoining land?

residential



Is the present use a potentially contaminated activity?

YES NO

☐ ☒

Was the previous use a potentially contaminated activity?

☐ ☒

Has there been any testing or assessment of the site for land contamination?

☐ ☒

Have any of the following land uses or activities been undertaken on the site:

- Service station
- Sheep or cattle dip
- Intensive agriculture
- Mining or extractive industry
- Waste storage or waste treatment
- Manufacture of chemicals
- Asbestos or asbestos products
- Other - Refer to State Environmental Planning Policy (Resilience and Hazard) 2021

☒ ☒

☐ ☒

☒ ☒

☐ ☒

☐ ☒

☐ ☒

☐ ☒

☐ ☒

If a "Yes" answer is given above, please provide details:

.....

.....

Could the proposal result in soil contamination?

☐ ☒

### ELECTRICITY

Where will electricity be accessed from?

Eighth Division Memorial Ave

### ACCESS AND TRAFFIC

YES NO

Is there adequate provision for vehicle access to a public road?

☒ ☐

Will the proposal generate traffic?

☐ ☒

If "yes" a traffic impact assessment report should be prepared and submitted.

What road will the site be accessed from? (road name, existing entrance location, etc)

eighth division memorial ave & Little reservoir Ave

Will local traffic movements and volumes be affected?

☐ ☒

Is existing servicing inadequate?

☒ ☐

Will additional access requirements be needed?

☐ ☒

Is there an attached garage with a minimal 2 spaces or has parking arrangements been made for such spaces parking?

☒ ☐

What is the current formation of the existing access?

kerb layback to Eighth Division Memorial Ave and rear access from Little Reservoir

.....

### WATER AND DRAINAGE

Where will water be sourced from?

- Town Supply
- Rainwater Tank
- Bore

YES NO

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

How will stormwater be disposed from the site?

- Street
- Onsite retention

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are inter-allotment drainage easement across a downstream property required?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Will the proposed design increase stormwater runoff or adversely affect flooding on other land?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Does the development site contain an existing rainwater tank that is currently being utilised?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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If disposal of stormwater is on site, describe disposal system.

new rainwater tank 3000L min to slow the flow of stormwater run of during storms

Are measures in place to maximise infiltration and minimise water runoff?  
(eg groundcover, banks, stormwater reuse, low water demand, native plants)

<input type="checkbox"/>	<input type="checkbox"/>
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### PRIVACY, VIEWS AND SUNLIGHT

Will the proposal affect the amenity of surrounding residences by:

- Overshadowing
- Loss of privacy

YES NO

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

### WASTE MANAGEMENT SYSTEM

How will effluent be disposed of?

- Onsite
- Sewer

YES NO

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Will the proposal lead to direct discharges of stormwater or waste water into a natural water system?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Will other wastes be generated by this development?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Does the site plan include the location of any proposed onsite waste management system?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

### HERITAGE

Is a heritage item located on the development site?

YES NO

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Is the development site located in a heritage conservation area?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Is the development site an archaeological or potential archaeological site?  
(eg having Aboriginal Heritage significance)

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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### ENVIRONMENTAL IMPACTS

#### SOIL

Will excavation and/or filling be required?

YES NO

☒ ☐

Slopes of greater than 15% require a geotechnical report. Is the slope is greater than 15%?

☐ ☒

Are suitable retaining walls or vegetated earth batters to be installed?

☐ ☒

#### HABITAT

Will the proposal involve the removal of vegetation?

☐ ☒

If vegetation is to be removed, how much area of vegetation will be removed?

(this area should be measured based on canopy size and includes areas that may be affected by access driveways, installation of services, operation of Onsite Sewerage Management Systems, APZ, etc)

Could the proposal affect native vegetation or animal habitats?

☐ ☒

(Zones other than RU1, RU4, RU6 and C3)

Does the development have low or nil impact on koalas or koala habitat?

☐ ☒

Refer to State Environmental Planning Policy (Biodiversity and Conservation) 2021, Clause 4.9

For lots within the RU1, RU4, RU6 and C3 zones a Koala Assessment Report is Required in accordance with Chapter 3 of State Environmental Planning Policy (Biodiversity and Conservation) 2021

#### HAZARDS

YES NO

Is the site subject to natural hazards such as:

• Subsidence

☐ ☒

• Other

☐ ☒

### FLOOD PRONE LAND

YES NO

Is the site subject to flooding?

☐ ☒

If "yes", detailed levels are to be provided with the application as part of a Flood Survey Plan.

### AQUACULTURE

YES NO

Is the development located closer than 40m from a natural water course or body of water?

☐ ☒

### BUSHFIRE PRONE LAND

YES NO

Has the land been identified as Bushfire Prone Land on the Gunnedah LGA in accordance with the Bushfire Prone Land Map 2003?

☐ ☒

If "yes", the development will need to take into consideration the policy "Planning for Bushfire Protection" (NSW Rural Fire Service).

### SIGNED

Author's Name: Reuben Hill

Author's Signature: 

Date: 26.03.2025



02.04.2025

### OPINION OF PROBABLE COST

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PROJECT: 65sqm Kit Shed

Owner: Daniel Vercoe

ADDRESS: 8 Ninth Division Memorial Ave Gunnedah

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The probable costings outlined below represent an opinion of building costs only, all of which can vary considerably depending upon:

- Materials, fittings and fixtures chosen.
- Extent of proprietor involvement in the project.
- Type and method of construction.
- Commencement and duration of the works.
- Seasonal building market conditions.
- Size and competence of building firms chosen.
- Whether the proprietor is to remain in the residence during construction.
- Whether the project is to be staged.

The most efficient and cost-effective method of building is by obtaining competitive tenders from several reputable builders based on Architect-prepared working drawings.

The following opinion of probable cost represents a possible range of costs based on the construction drawings and **Rawlinsons Australian Construction Handbook 2024**.

#### **Ensuite extension and bedroom conversion only.**

Items	Rawlinson rate	SQM	Cost	Page
Shed kit price	\$13,529.16	N/A	\$13,529.16	quoted
Driveway Concrete	\$372.00cum (125mm slab)	8.5	\$3162.00	238
Shed erecting 6x7.5hr days (2 men 3 days) \$65ph	\$2,925.00	N/A	\$2,925.00	Local Carpenter
<b>Total for shed</b>			<b>\$19,616.16</b>	

Please note, the above costings do not allow for:

- Soft furnishings/furniture
- Cost due to client changes
- Inflation
- Changes to building/materials rates
- Insurance and Local Authority Fees
- Contingency Sum
- GST

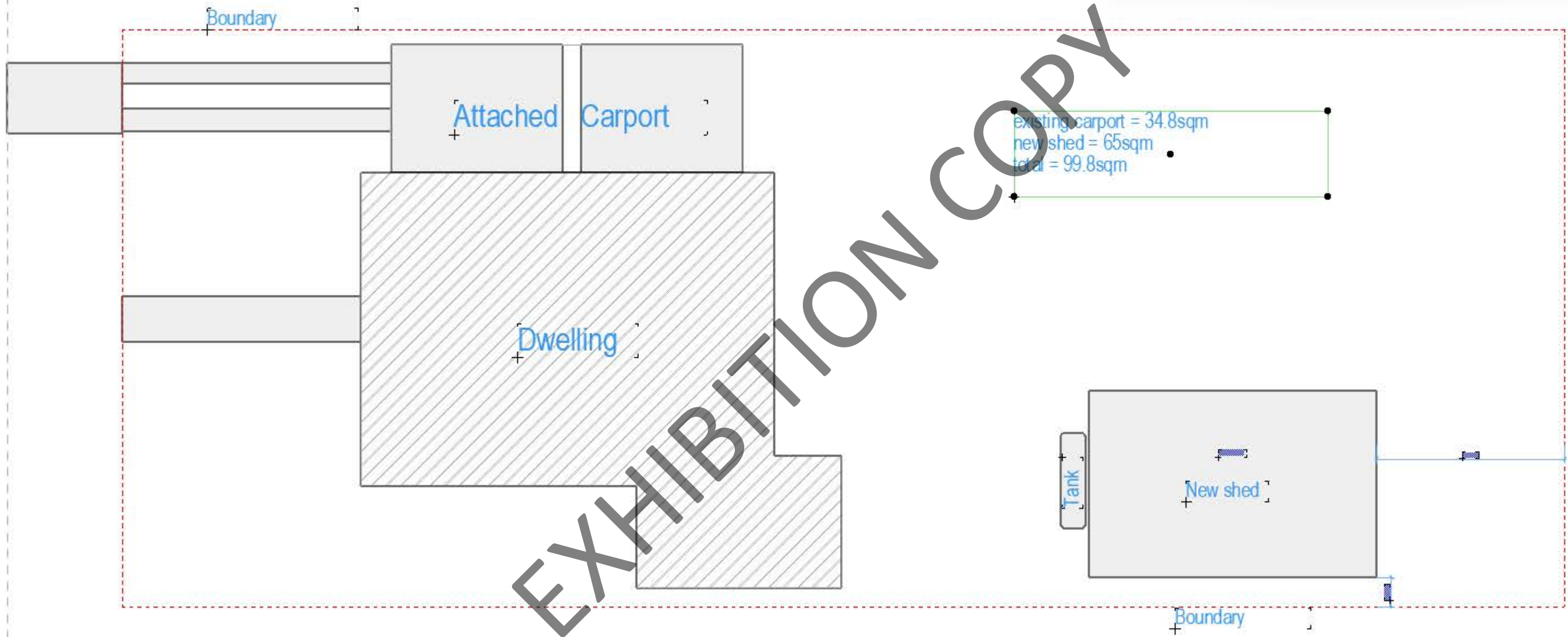
Other delays which may affect cost include:

- Weather
- Occupancy of the residence during construction

The above Cost Opinion is based on 2 April 2025 rates and the Consumer Price Index should be applied if the works were to be tendered outside a twelve (12) month period.

If you require further information, please do not hesitate to contact the writer.

Reuben Hill



Little Reservoir Street

Tank

New shed

65.00 m<sup>2</sup>

5.500

1.000

Boundary

Little Reservoir



## Shed Quotation

**PREPARED FOR:**

Daniel Vercoe

Quote Number: # 99772632

**QUOTED BY:**

Teague Moffat

Sales Consultant

Valid Until 28th February

# Cover Letter

Hi Daniel Vercoe,

Thank you for the opportunity to provide a quote to supply your new kit building to 9 Eighth Devision Memorial Ave Gunnedah NSW 2380, Gunnedah NSW 2380.

From manufacturing your shed in Albury NSW, to delivering your shed anywhere in Australia - expect a stylish, dependable steel structure that stands up to the Australian environment and looks great while doing it. We're ShedSafe accredited and provide site-specific engineering using cutting-edge software to draw up designs and engineering plans. We're well established in the shed community and support local businesses and reputable suppliers that use only premium Australian Made products. Our brand motto is "Make Life Easy" and our Big Shed experts will do just that for you.

We've got a few more reasons why you should choose **Easyshed**.

- Australian Made and Owned - Family owned and operated for over 40 years.
- Lifetime Warranty - Quality that lasts a lifetime, guaranteed.
- Pre-Punched & bolted 'Z' purlins & girts
- BlueScope Main Frame and Colorbond Sheeting
- 300,000+ Happy Customers - Our 5-star ratings don't lie!
- Shed Safe accredited – [www.shedsafe.com.au](http://www.shedsafe.com.au)

Your Easyshed will stand out, add value to your property and create new storage opportunities for a very long time.

**Teague Moffat**

Sales Consultant



0482 710 289



[bigsheds.easyshed.com.au](http://bigsheds.easyshed.com.au)



40 Knowles Rd 2640 NSW Australia

This quote shows Easyshed's complete supply and is only valid for this specified building and its specifications. Please check carefully shown dimensions, openings, door sizes and colours before signing.





# 15% OFF

## BIG SHED SALE!

## Kit Price

Description	Subtotal
<b>Shed Kit Building</b> (Valid for 90 days)	<del>\$15,911.36</del> inc. GST
<b>Purchase Engineering Plans Only</b>	\$550.00 inc. GST
<b>Promotional Shed Kit Price (Inc GST)</b> (Valid until February 28 <sup>th</sup> )	<b>\$13,529.16</b>
*Engineering Plans Included *Delivery to Site Included	
<b>Easyshed Finance</b> Flexible Payment Plans for Everyone	
Buy now, Pay Later! Ask our team how.	

To convert this quote to an order please sign and return to your Sales Consultant. Thank you.  
Price is subject to Final engineering assessment.  
GST Included in the Total price.

Signature: \_\_\_\_\_

### Why choose Easyshed

With over 40 years of industry experience we can honestly say we will provide you with the best quality, at the best price, and availability.



**300,000+ Happy Customers**

Most 5 star rated shed brand in Australia.



**Lifetime Warranty**

Quality that lasts a lifetime, guaranteed.



**Aussie made and owned**

Family owned and operated for over 40 years.



## Building Specification

NCC Building Class	10a - <a href="https://www.abcb.gov.au/sites/default/files/resources/2022/UTNCC-Building-classifications.PDF">https://www.abcb.gov.au/sites/default/files/resources/2022/UTNCC-Building-classifications.PDF</a>
Building Dimensions	6.500 m (W) x 10.000 m (L) x 3.671 m (H)
Main Frame Details	Main = C15024, Roof Purlin = Z10012, Wall Girt = Z10010
Number of Sidewall Bays	3 - Varies
Number of Endwall Bays	1 and 2 - Varies
Main Frame Knee Brace	The frame has a knee brace at approximately 2.251 m from slab.
Building Fixed to	100mm Slab with Bored Footings
Base Fixing	Bolt Down Anchor Brackets
Apex Height	4.244 m
Roof Pitch	10 deg
Wall Cladding	Monoclad 0.47 TCT Colour
Roof Cladding	Monoclad 0.47 TCT Colour
Gutters	Hi Front Gutter
Down Pipes	Stormwater PVC Downpipe 90mm - 6m length
Base Trim	None
Roller Doors	2x 3100H x 3380W Opening Taurean Series A Roller Door Surfmist
Roller Door Inclusions	2x Roller Door A-Series Cardboard Box up to 3430mm door width
Access Doors	1x PA Door 2040h x 820w Colour Surfmist
Windows	None
Openings Only	None
Insulation	None
Skylights	None - GREY TINT ONLY
Mezzanine Bays	N/A
Mezzanine Floor Height	N/A Height is to the top of Yellow Tongue flooring (Steel Work only supplied – Flooring, Stairs and Handrails Not supplied by Easyshed)
Lean-to A Span	N/A
Lean-to A Height	N/A
Lean-to B Span	N/A
Lean-to B Height	N/A
Ground Snow load	N/A
Additional Roof Load Applied	N/A
Extras Inc in Your Quote	N/A

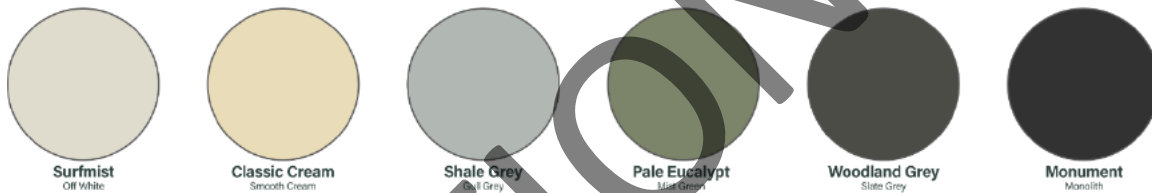
Please check your building selection before signing.

Signature: \_\_\_\_\_

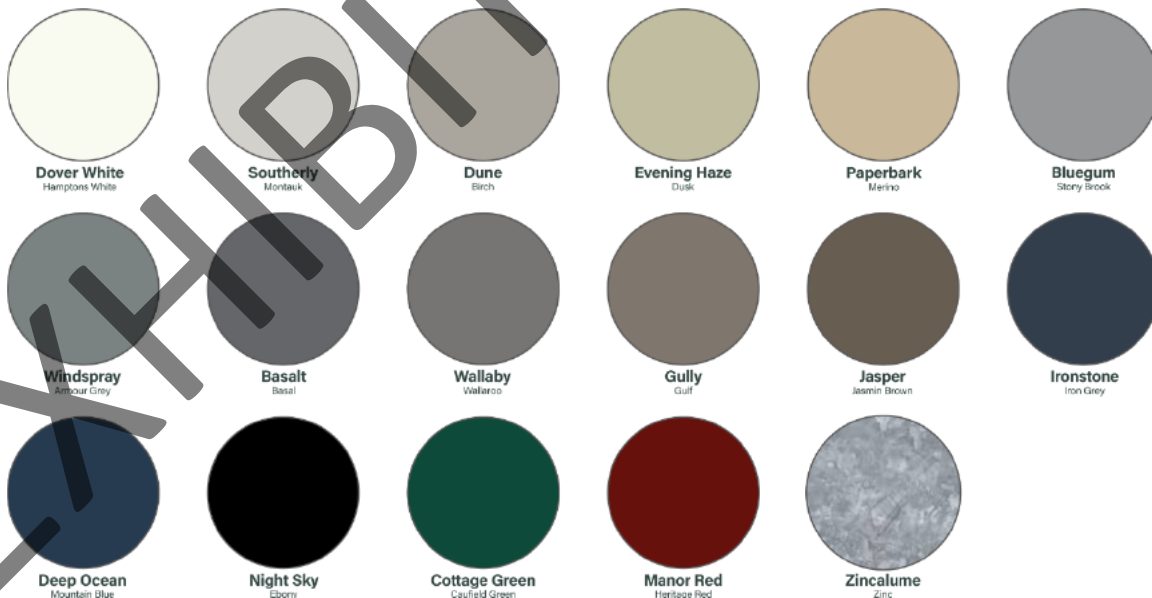
## Colour Selection

Wall Colour	Surfmist
Roof Colour	Surfmist
Trim Colour	Surfmist (SUR)
End Barge Colour	Surfmist
Ridge Cap Colour	Surfmist
Corner Trim Colour	Surfmist
Opening Trim Colour	Surfmist
Gutter Colour	Surfmist
Down Pipe Colour	Stormwater PVC Downpipe 90mm - 6m length
Roller Door Colour	2x 3100H x 3380W Opening Taurean Series A Roller Door Surfmist
Personal Access Door Colour	1x PA Door 2040h x 820w Colour Surfmist
Window Colour	None

### Classic Colours



### Additional Colours



**Colour Disclaimer:** Colours are indicative only and may vary due to screen settings or printing methods. Final product colours may differ slightly. Visit <https://bigsheds.easysshed.com.au/colour-range> to learn more.

**Please check your colour specification before signing.**

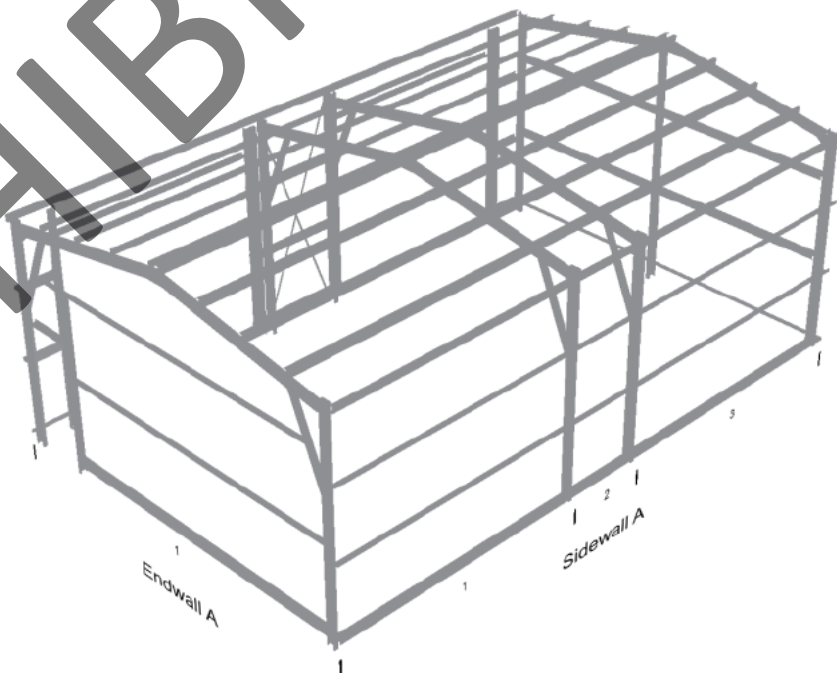
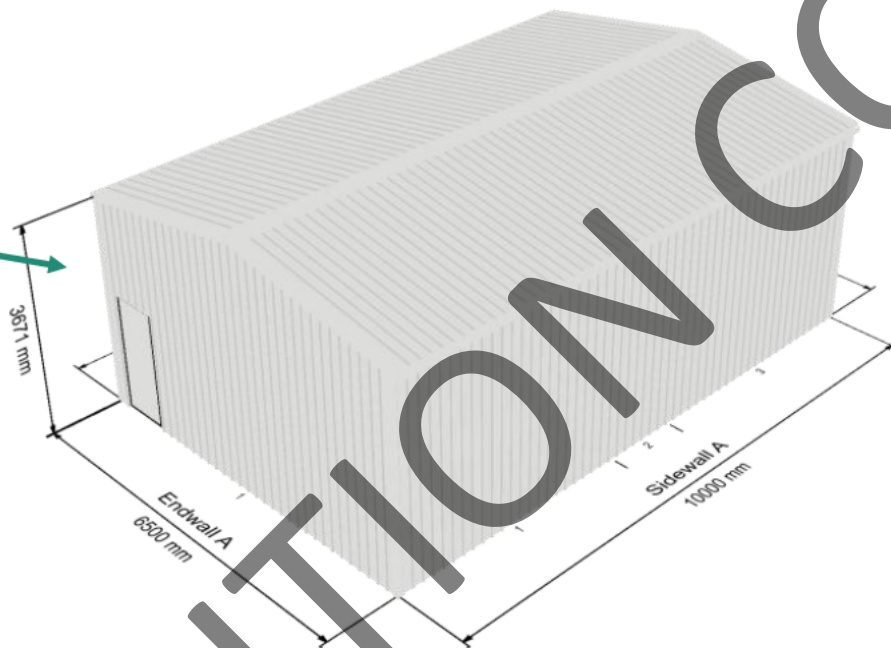
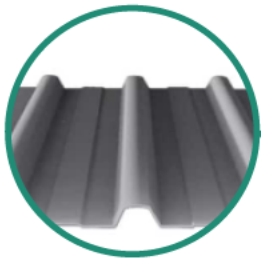
Signature: \_\_\_\_\_



**15% OFF**  
**BIG SHED SALE!**

## Drawings:

### Monoclad

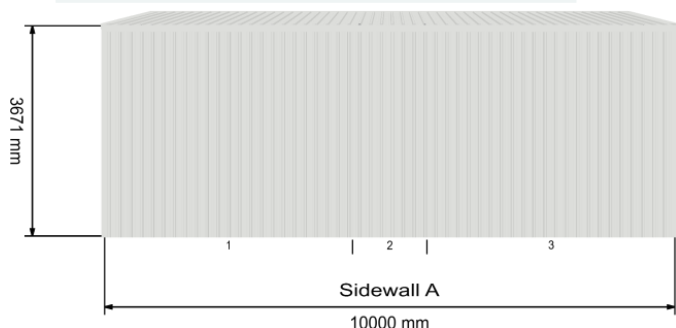




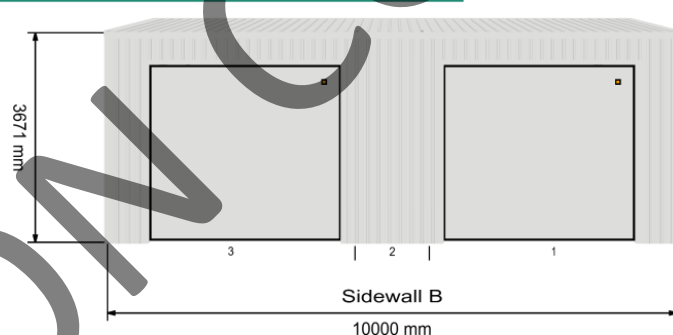
**15% OFF**  
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## Drawings:

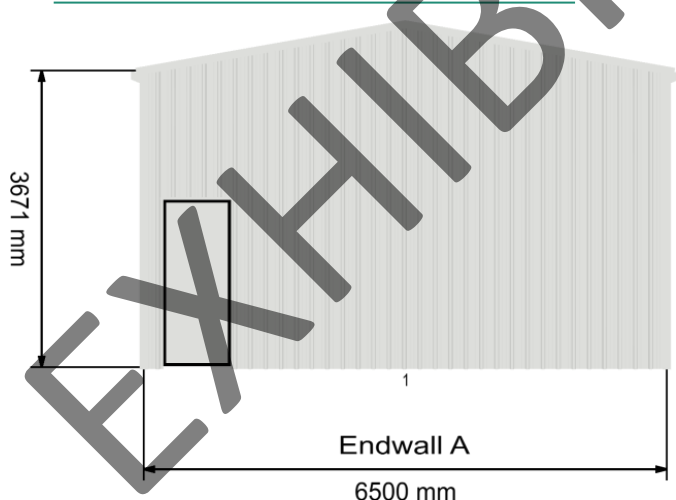
Side Wall A



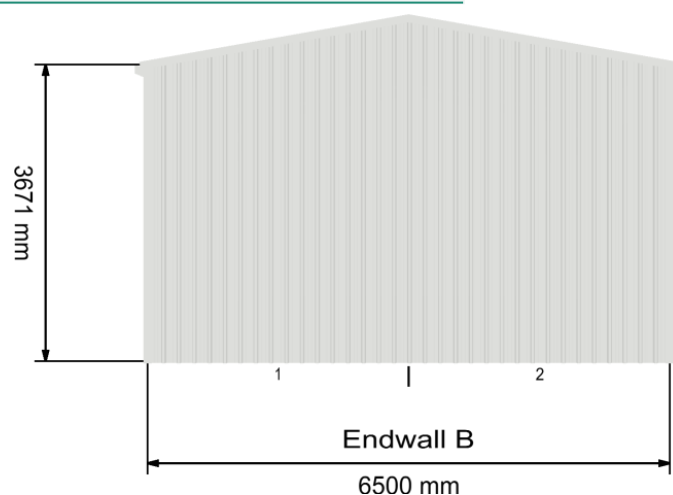
Side Wall B



End Wall A



End Wall B

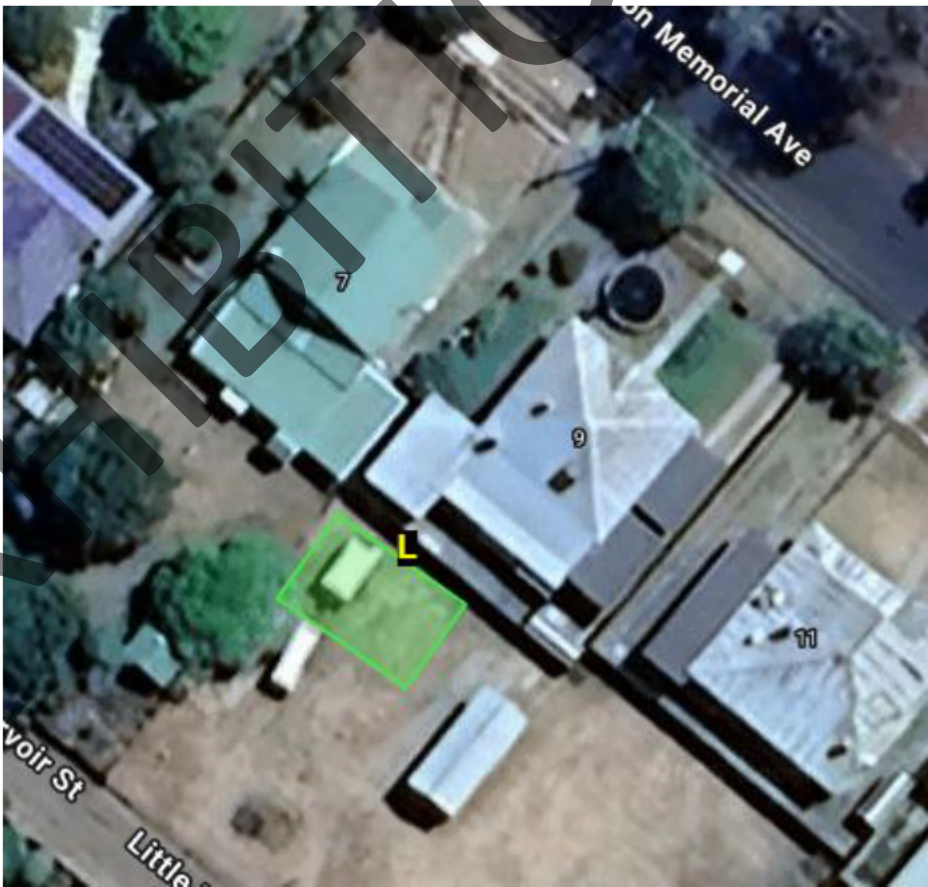


Whilst the colours above are reasonably accurate, they might vary from the colours chosen, as such they should not be relied upon as an accurate representation, rather, genuine colour swatches should be used for colour representations.



# Site Specification

Site Address	9 Eighth Devison Memorial Ave Gunnedah NSW 2380, Gunnedah NSW 2380
Design Wind Speed	34.4 m/s
Wind Region	A0
Importance Level	2
Terrain Category	2
Shielding	0.84
Topography	1
Site Altitude	286 m
Ground Snow Load	N/A



# Your Shed Timeline:

Once we receive your signature on the final page of this quotation, these steps will follow:

## Stage 1: Engineering/Deposit

- **Purchase \$550 Engineering Plans Only**  
This releases your site-specific Standard Engineering Plans, allowing you to begin the process with the council and submit your application. Please note that custom engineering will incur additional fees, and this will not secure your promotional price.
- **Pay a 20% Deposit**  
This will lock in the promotional price for 60 days and release your Engineered Plans to allow you to organise council, shed builders and/or concreters. Full payment is required to start manufacturing your shed.
- **Finance**  
Finance with a Low Rate Payment Plan. Repayment period from 1 to 7 years, fixed rates from 7.37% pa, no monthly or early exit fee's and up to a \$75k lending limit. Reach out for more information. [\(Click here to learn more\)](#)

## Stage 2: Manufacturing

- **Full Payment**  
Once your shed is paid in full and your Engineering is received, your shed will enter the manufacturing queue and our team will reach out about next steps to get ready for delivery.

## Stage 3: Delivery

- Your shed will be delivered approximately 8 weeks after you receive your engineered plans and once it enters the manufacturing queue. You will be notified of your delivery date by our customer service team. Delivery cannot be refused. If delivery is refused, further charges will apply.

## The Big Shed Process



# Terms & Conditions of Trade

## 1. Interpretation

In these conditions:

Buyer means the purchaser of the Goods for any person acting on behalf of and with the express authority of the Buyer. Goods means the products and, if any, services specified overleaf. Price means the sale price of the Goods agreed between the Seller and the Buyer subject to clause 4.

Seller means Durabuilt Products Pty Ltd, which is the seller of the Goods. Services means all services supplied by the Seller to the Buyer including any advice or recommendations. Nothing in these conditions shall be read or applied to exclude, restrict, or modify or have the effect of excluding, restricting, or modifying any condition, warranty, guarantee, right or remedy implied by law (including the Competition and Consumer Act 2010) and which by law cannot be excluded, restricted, or modified.

## 2. General

These conditions (which shall only be waived in writing signed by the Seller) shall prevail over all conditions of the Buyer's order to the extent of any inconsistency.

## 3. Terms of sale

(a) The Goods and all other products sold by Seller are sold on these terms and conditions.

(b) Any instructions received by the Seller from the Buyer for the supply of Goods or Services shall constitute acceptance of these terms and conditions.

(c) Such acceptance cannot be revoked without the written consent of the Seller and may include a charge to the Buyer of cancellation or authorisation fee for all expenses incurred by the Seller for labour materials, Services, freight, overhead expenses, duties, taxes and loss of profit or loss of opportunity.

(d) None of the Seller's agents or representatives are authorised to make any representation, statements, conditions, or agreements unless contained in writing by the Seller.

(e) Electronic signatures shall be deemed to be accepted by either party providing that the parties have complied with Section 9 of the Electronic Transactions (Victoria) Act 2000 or any other applicable provisions of that Act or any Regulations referred to in that Act.

## 4. Seller's quotations

Unless previously withdrawn, Seller's quotations are open for acceptance within the period stated in them or, when no period is so stated, within seven (7) days only after its date.

The Seller reserves the right to refuse any order based on this quotation within 7 days after the receipt of the order.

## 5. Packing

The cost of any special packing and packing materials used in relation to the Goods are at the Buyer's expense notwithstanding that such cost may have been omitted from any quotation.

## 6. Shortage

The Buyer waives any claim for shortage of any Goods delivered if a claim in respect for short delivery has not been lodged with the Seller within 7 days from the date of receipt of Goods by the Buyer.

## 7. Drawings, etc

(a) All specifications, drawings, and particulars of weights and dimensions submitted to the Seller are approximate only and any deviation from any of these things does not vitiate any contract with the Seller or form grounds for any claim against the Seller.

(b) The descriptions, illustrations and performances contained in catalogues, price lists and other advertising matter do not form part of the contract of sale of the Goods or of the description applied to the Goods.

(c) Where specifications, drawings or other particulars are supplied by the Buyer for the purposes of the Goods order, the Seller's price will be calculated on the basis of estimates of quantities required to provide the Goods as specified, drawn or otherwise particularised by the Buyer. If there are any adjustments in quantities above or below the quantities estimated by Seller as set out in a quotation, then any such increase or decrease will be adjusted on a unit rate basis according to unit prices set out in this document or in the quotation.

(d) The Buyer warrants that the plans, specifications, and other information provided by the Buyer to Seller are accurate. The Buyer acknowledges and agrees that in the event that any plans, specifications or information provided by the Buyer is inaccurate: (a) Seller accepts no responsibility or liability for any loss, damages, or costs however resulting from these inaccurate plans, specifications or other information; (b) Seller is entitled to suspend or terminate the supply of Materials to the Buyer if there is a material change to the scope of Works as a result of inaccurate plans, specifications or other information.

## 8. Performance

(a) Any performance figures given by the Seller are estimates only. The Seller is under no liability for damages for failure of the Goods to attain such figures unless specifically guaranteed in writing. Any such written guarantees are subject to the recognised tolerances applicable to such figures.

(b) The Seller may compute an estimate of dimensions and quantities of the Goods based on plans or other information given by or on behalf of the Buyer. The Seller shall have no liability as to the correct computation of any such estimate and the estimate is provided to the Buyer as indicative only and the Seller is not responsible for any mistakes in the estimate. The Buyer undertakes to check any such estimate and, in any event, accepts full responsibility for the dimensions and quantities of the Goods ordered as independently computed by the Buyer without relying on the estimate.

(c) The Buyer warrants to the Seller that it will not rely on representations made and/or advice given by the Seller or its employees in connection with the design, dimensions, installation, or use of the Goods and agrees that the Seller shall not be liable for the consequences of any mistakes in such representation or advice even if made or given negligently.

(d) Any description or specification given by the Seller or in printed literature of the Seller is for general indicative purposes only and does not render the Seller responsible in any way except to the extent that the Goods shall comply with the standards set out in such description or specification and that such description or specification shall not be taken as implying or giving any undertaking as to fitness for any particular purpose. (e) If the Goods are required for a particular purpose the Buyer must clearly specify that purpose in writing in the order placed with the Seller and obtain written assurance from the Seller that the Goods when supplied will meet that requirement. If the Buyer does not specify the particular purpose and the Seller does not expressly undertake in writing that the Goods will be fit for the specified purpose, the customer agrees that it did not rely on the skill or judgment of the Seller in relation to the suitability of the Goods for a particular purpose and acknowledges that the Seller has not made any representation regarding the suitability of the Goods for any particular purpose whatsoever.

## 9. Delivery

(a) All Easysshed products are made to order. Your order should be manufactured between 4-8 weeks and dispatched within 10 business days from the next business day after your order payment. During peak periods there may be delays due to high volume. Delivery then varies depending on your location. We recommend allowing up to 5 business days (1 week) after dispatch from our Albury, NSW warehouse.

(b) The Seller and its freight carriers or agents will not be liable for any physical or financial injury, loss, or damage or of consequential loss or damage of any kind arising out of the supply, delivery, manoeuvring, lifting, layout, assembly, installation, or operation of the Goods. (c) The Seller's freight carrier will make every attempt to work within specific delivery day/time requests. Due to operational constraints, some delivery locations may not be reachable on every day of the week or at a specific time requested. If the Buyer is unable to be at the delivery address on an available delivery day, and no alternative solution can be reached, the Seller reserves the right to: (a) seek payment of additional costs by the Buyer to cover a specific request, or (b) to provide the freight carrier or agent with Authority to Leave (ATL).

(d) If the Buyer or its agent fails to attend a delivery, the Seller may at its discretion: (a) seek payment of additional costs by the Buyer to cover return to depot and redelivery costs, or (b) provide the freight carrier or agent with Authority to Leave (ATL).

(e) In any case, if Authority to Leave (ATL) is provided by the Buyer or Seller, the Buyer will be liable for any subsequent missing, incorrect, or damaged items.

(f) The delivery times made known to the Buyer are estimates only. The Seller will not be liable for any loss, damage or delay occasioned to the Buyer its agents or its customers arising from late or non-delivery/installation.

(g) The Buyer is not relieved from any obligation to accept and pay for the Goods by reason of any delay in or in the instalment delivery of the Goods.

(h) The Buyer acknowledges that the Goods are heavy in nature, and all precautions should be taken when handling.

(i) The Seller and its freight carriers or agents will not be liable for any physical or financial injury, loss or damage or of consequential loss or damage of any kind arising out of the supply, delivery, manoeuvring, lifting, layout, assembly, installation or operation of the Goods.

## 10. Damaged, incorrect, or missing parts or lost delivery

(a) The freight carrier Proof of Delivery (PoD) document or Sign on Glass (SoG) device must be marked with a quantity, description, date, time and place of delivery which shall be conclusive evidence of such.

(b) If the Goods are delivered in a damaged state or there is short delivery or incorrect or faulty goods, the Buyer must request the company in writing for any rectification or replacement within eight (8) hours of the delivery of the alleged damage, short supply, incorrect or faulty Goods. Where a freight carrier or agent has taken receipt of the Goods on behalf of the buyer, the time of delivery shall be deemed to be when the Goods have been received by the freight carrier or the agent.

(c) The Buyer or its agent must at the time of the delivery specify on the PoD or SoG the nature and extent of the alleged damage, short supply, or incorrectness of the Goods. The Buyer assumes all responsibility for any damaged or missing Goods reported thereafter.

(d) All components, including their quality and quantities must be checked by the Buyer in accordance with the supply component checklist within seven (7) working days of receipt of the Goods. All Goods shall be deemed to be inspected and accepted by the Buyer unless notification to the contrary in writing is received by the Seller within seven (7) business days after delivery. Thereafter the Buyer releases the Seller from all liability in respect to the quality and quantity of components.

(e) In the event of damaged, incorrect, or missing components, the Buyer must assist the Seller in providing photographic evidence, identifying components, and checking their quality and quantity to such an extent as to arrange for replacement parts if deemed necessary by the Seller. At its sole discretion, the Seller reserves the right to replace the Goods, relevant part, or parts.

(f) The Seller shall not be liable for any additional costs, loss, damage, loss of profit or any claim whatsoever due to missing, incorrect or damaged components or lost delivery, whether reported to the Seller either before or after the periods referred to in these terms.

(g) The Buyer must provide the Seller with such assistance as may be reasonably necessary to institute claims against a carrier for damages to Goods in transit so long as the Buyer has notified the Seller and the carrier in writing immediately after loss or damage is discovered on receipt of Goods.

(h) The Seller shall not be liable for any defect or damage which may be caused or partly caused by or arise as a result of: (a) the Buyer failing to properly maintain or store any Materials; (b) the Buyer using the Materials for any purpose other than that for which they were designed; (c) the Buyer continuing to use any Materials after any defect became apparent or should have become apparent to a reasonably prudent operator or user; (d) the Buyer failing to follow any instructions or guidelines (including, but not limited to, any erection procedures) provided by Seller; (e) the Buyer failing to install/erect the Materials in accordance with local and Government regulations. (h) fair wear and tear, any accident, or act of God.

## 11. Returns and Cancellation

(a) Except for any provisions to the contrary contained in this agreement, the Seller is not under any duty to accept Goods returned by the Buyer.

(b) No order may be cancelled by the Buyer except with the written consent of the Seller. In the event of a cancellation of the order by the Buyer, the Seller has the right to claim indemnity against all losses suffered by the Seller because of such cancellation.

(c) In the event that the Seller agrees to a cancellation of an order after acceptance of the proposal and prior to production, it shall be entitled to withhold the full amount of Engineering fees.

(d) Cancellation of orders for products made to the Buyer's specifications will not be accepted once production has commenced, or an order has been placed

## 12. Guarantee

(a) The Seller's liability for Goods manufactured by it is limited to making good any defects by repairing the defects or at the Seller's option by replacement, within a period not exceeding 12 calendar months after the Goods have been dispatched so long as: (i) the defects have arisen solely from faulty materials. (ii) the Goods have not received maltreatment, inattention, or interference. (iii) accessories of any kind used by the Buyer are manufactured by or approved by Seller; and (iv) the defective parts are promptly returned free of cost to the Seller.

(b) The Seller is not liable for, and the Buyer releases the Seller from any claims in respect of faulty or defective design of any Goods supplied unless such design has been wholly prepared by the Seller and the responsibility for any claim has been specifically accepted by the Seller in writing. In any event the Seller's liability under this paragraph is limited strictly to the replacement of defective parts in accordance with paragraph (a) of these conditions.



(c) Except as provided in these conditions, all express and implied warranties, guarantees and conditions under statute or general law as to merchantability, description, quality, suitability, or fitness of the Goods for any purpose or as to design, assembly, installation, materials, or workmanship or otherwise are expressly excluded. The Seller is not liable for physical or financial injury, loss, or damage or for consequential loss or damage of any kind arising out of the supply, layout, assembly, installation, or operation of the Goods or arising out of the Seller's negligence or in any way.

### 13. Consumer guarantees

- (a) Incorporated into these Terms and Conditions of Sale are the Easysshed (Durabuilt Products Pty Ltd) Rural & Industrial (Big Shed) Warranty Terms, a copy of which can be obtained from the Seller by request.
- (b) Apart from the Warranty Terms referred to in clause 12 (a), to the fullest extent permitted by law, all terms, conditions, guarantees, indemnities, and warranties statutory or otherwise not expressly provided in these terms and conditions of sale are excluded. To the extent that any such obligation cannot be excluded the Seller's liability for a breach of a condition or warranty implied by Pt 3-2 Div 1 of the Australian Consumer Law is limited to:
- in the case of Goods, any one or more of the following:
    - the replacement of the Goods or the supply of equivalent goods.
    - the repair of the Goods.
    - the payment of the cost of replacing the Goods or of acquiring equivalent goods.
    - the payment of the cost of having the Goods repaired.

### 14. Indemnification of suppliers by manufacturers

The Seller's liability under s 274 of the Australian Consumer Law is expressly limited to a liability to pay to the purchaser an amount equal to:

- the cost of replacing the Goods.
- the cost of obtaining equivalent goods; or
- the cost of having the Goods repaired, whichever is the lowest amount.

### 15. Prices

- (a) Upon processing and/or payment of an order, it does not imply acceptance of pricing and contract in the case of a legitimate error, technical glitch, or malicious acts. The Seller reserves the right to correct pricing errors and/or cancel and refund orders where errors have occurred.
- (b) The Price shall be as indicated on invoices provided by the Seller to the Buyer in respect of Goods.
- (c) Unless otherwise stated all prices quoted by vendor are net, exclusive of Goods and Services Tax (GST).
- (d) Prices quoted are those ruling at the date of issue of quotation and are based on rates of freight, insurance, customs duties, exchange, shipping expenses, sorting, and stacking charges, cartage, rate of water, cost of materials and other charges affecting the cost of production ruling on the date is made.
- (e) If the Seller makes any alterations to the price of the Goods or to any of their inputs either before acceptance of or during the currency of the contract, these alterations are for the Buyer's account.
- (f) At the Seller's sole discretion:
- The Price shall be as indicated on invoices provided by the Seller to the Buyer in respect of Goods supplied; or
  - The Price of the Goods shall be the Seller's quoted Price which shall be binding upon the Seller provided that the Buyer shall accept in writing the Seller's quotation within thirty (30) days, unless stated otherwise.

### 16. Payment

- (a) Unless otherwise negotiated in writing, 100% of the purchase amount is due before dispatching your order.
- (b) The Buyer shall be liable for the costs incurred by the Seller in using services of a solicitor, collection agent or other agent in recovering from the Buyer any amount of the Price and interest outstanding from time to time.
- (c) Nothing in this provision is to be construed as the Seller consenting to late payments of the Price.
- (d) Termination of an order with evidence of rejection by an appropriate building authority authorizes the seller to deduct from the deposit a sum equal to Ten (10) percent of the order value plus any incurred costs by the seller to date.

### 17. Rights in relation to Goods

The Seller reserves the following rights in relation to the Goods until all accounts owed by the Buyer to the Seller are fully paid:

- Prior to title in the Goods passing to the Buyer under the terms of this agreement, the Buyer agrees that:
  - the Buyer has no right or claim to any interest in the Goods to secure any liquidated or unliquidated debt or obligation the Seller owes to the Buyer.
  - the Buyer cannot claim any lien over the Goods.
  - the Buyer will not create any absolute or defeasible interest in the Goods in relation to any third party except as may be authorised by the Seller; and
  - where the Buyer is in actual or constructive possession of the Goods:
    - the Buyer will not deliver them or any document of title to the Goods to any person except as directed by the Seller; and
    - it is in possession of the Goods as a bailee of those Goods and owes the Seller the duties and liabilities of a bailee.
  - In connection with the Goods, the Seller states to the Buyer that (i) the Seller has the right to supply the Goods to the Buyer.
  - the activities of the Buyer in supplying the Goods do not infringe the rights of the owner of the Goods (where the Seller is not the owner of the Goods); and
  - if the Goods are not owned by the Seller, that the Seller is authorised to supply the Goods to the Buyer.
- The Seller and the Buyer agree that:
  - the property of the Seller in the Goods remains with the Seller until the Seller has been paid in full for the Goods under all individual contracts for the supply of the Goods between the Seller and the Buyer.
  - the Buyer is a bailee of the Goods until such time as property in them passes to the Buyer and that this bailment continues in relation to each of the Goods until the price of the Goods has been paid in full; and
  - pending payment in full for the Goods, the Buyer:
    - must not supply any of the Goods to any person outside of its ordinary or usual course of business.
    - must insure the Goods for their full insurable or replacement value (whichever is the higher) with an insurer licensed or authorised to conduct the business of insurance in the place where the Buyer carries on business.
    - must not remove, deface, or obliterate any identifying plate, mark, or number on any of the Goods.
  - If the Buyer supplies any of the Goods to any person before all moneys payable by the Buyer have been paid to the Seller, the Buyer agrees that: (i) it holds the proceeds of re-supply of the Goods on trust for and as agent for the Seller immediately when they are receivable or are received. (ii) it must either pay the amount of the proceeds of re-supply to the Seller immediately when they are received or pay those proceeds into an account with a bank or a financial institution or deposit-taking institution as trustee for the Seller. (iii) any accessory or item which accedes to any of the Goods by an act of the Buyer or of any person at the direction or request of the Buyer becomes and remains the property of the Seller until the Seller is paid in accordance with paragraph (c) (i) when the property in the Goods (including the accessory) passes to the Buyer; and (iv) if the Buyer fails to pay for the Goods within the period of credit (if any) extended by the Seller to the Buyer, subject to, and in accordance with, the Personal Property Securities Act 2009, the Seller may recover possession of the Goods at any site owned, possessed, or controlled by the Buyer and the Buyer agrees that the Seller has an irrevocable licence to do so.

### 18. Buyer's property

Any property of the Buyer under the Seller's possession, custody or control is completely at the Buyer's risk as regards loss or damage caused to the property or by it.

### 19. Storage

The Seller and its agents are not liable for storage of product not able to be immediately received upon ordering. The Seller reserves the right to charge a reasonable fee for storage if adequate delivery instructions or special requests are not advised in writing by the Buyer prior to manufacture and/or dispatch of Goods. The parties agree that the Seller may charge for storage from the first day costs are incurred. If storage costs are not paid, the Seller reserves the right to return purchased Goods. The Buyer is liable for any additional freight costs thereof in its return and re-dispatch, with the Goods held as collateral.

### 20. Goods sold

All Goods to be supplied by the Seller to the Buyer are as described on the purchase order agreed by the Seller and the Buyer and the description on such purchase order as so agreed prevails over all other descriptions of the Goods including any specification or enquiry of the Buyer. By placing your Order or otherwise contacting the Seller, you agree that the Seller may store, process, and use data collected from your Order for the purposes of processing your Order. By placing your Order or otherwise contacting Us, you also agree that we may use such data, other than credit card details, in order to provide you with information from time to time on other products that may be of interest to you. You may obtain a copy of the data held by us concerning you on request in writing. We reserve the right to charge an administration fee for processing such request. If any data held by us concerning you is incorrect, we will correct it on your written request. At any time, you may opt out of receiving direct marketing communications from us. Unless you opt out, your consent to receive direct marketing communications from us will continue. To opt out email sales@easysshed.com.au.

### 21. Place of contract

The contract for sale of the Goods is made in New South Wales, Australia. The parties submit all disputes arising between them to the courts of New South Wales and any court competent to hear appeals from those courts of first instance.



# 15% OFF

## BIG SHED SALE!

## Signature & Date

The parties hereby agree to the terms and conditions set forth in this agreement and as such demonstrated throughout their signatures below.

**Quote Reference # 99772632**

**Customer signature:**

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Easysshed Finance

Flexible Payment Plans for Everyone



**Amounts**  
\$2,001 - \$75,000



**Available Terms**  
1 - 7 Years



**Repayment Options**  
Weekly, Fortnightly  
Monthly

[Find out more.](#)

**Buy Now, Pay Later. Ask our team how.**