

Turnkey Shed Quote Request

Name: Sammie Attard
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Location: 10 Llewellyn Court, Freshwater Point QLD 4737

I'm starting a new shed project and currently have no existing plans or site photos. I'm seeking a turnkey quote including design, engineering, materials, council approvals, slab, and full construction.

Project Overview

Shed size	20 m (W) x 40 m (L) x 6 m (H)
Mezzanine	10 m x 20 m (left side) – built to living standard
Insulation	High-level thermal and acoustic (Roof R5+, Walls R2.5+, Floor R2.0)
Use	Combination workshop and habitable/office space
Finish	Fully enclosed steel construction
Goal	Cyclone-compliant, priced for both Region C and Region D

Site Information

- Address: 10 Llewellyn Court, Freshwater Point QLD 4737
- Coordinates: approximately 21.482° S, 149.232° E
- Distance from coast: about 130 m from shoreline (coastal-adjacent)
- Site conditions: Flat open terrain with minimal trees or shielding

Design & Engineering Parameters

Wind Region	Region C (Cyclonic) – Mackay Coastal Zone (AS/NZS 1170.2:2021)
Optional Design	Region D (Severe Cyclonic) – for enhanced resilience
Distance from Coast (DFTC)	0–0.2 km (coastal-adjacent VR = 61 m/s)
Terrain Category	TC 1.5 – TC 2 (open paddocks, minimal obstructions)
Shielding Multiplier (Ms)	1.0 (unshielded) – no adjacent structures
Topographic Multiplier (Mt)	≈ 1.0 (flat ground)
Importance Level (IL)	IL 2 (default) / IL 3 (optional for habitable use)
Cladding / Fasteners	Cyclonic-rated per AS/NZS 4505 for Regions C and D
Foundations & Hold-downs	Engineer for uplift and lateral loads – reinforced anchors recommended
Mezzanine Load Rating	2.0 kPa minimum per AS 1170.1 for habitable areas

Quote Request

Please provide:

1. A full turnkey price including design, engineering certification, slab, supply, and erection.

2. Options for Region C and Region D cyclone ratings.
3. A clear breakdown of inclusions and exclusions.
4. Estimated build timeline from design to completion.

Thank you — please let me know if you require any further details to proceed with the quote.

Kind regards,

Sammie Attard

Freshwater Point QLD 4737

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