

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	DA 95 / 2025
ADDRESS:	75 Grooms Hill Rd, Koonya (CT: 152634/1)
DESCRIPTION:	Visitor Accommodation – Change of use to a Holiday Unit

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **17 December 2025**.

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **17 December 2025**. Late representations will not be considered.

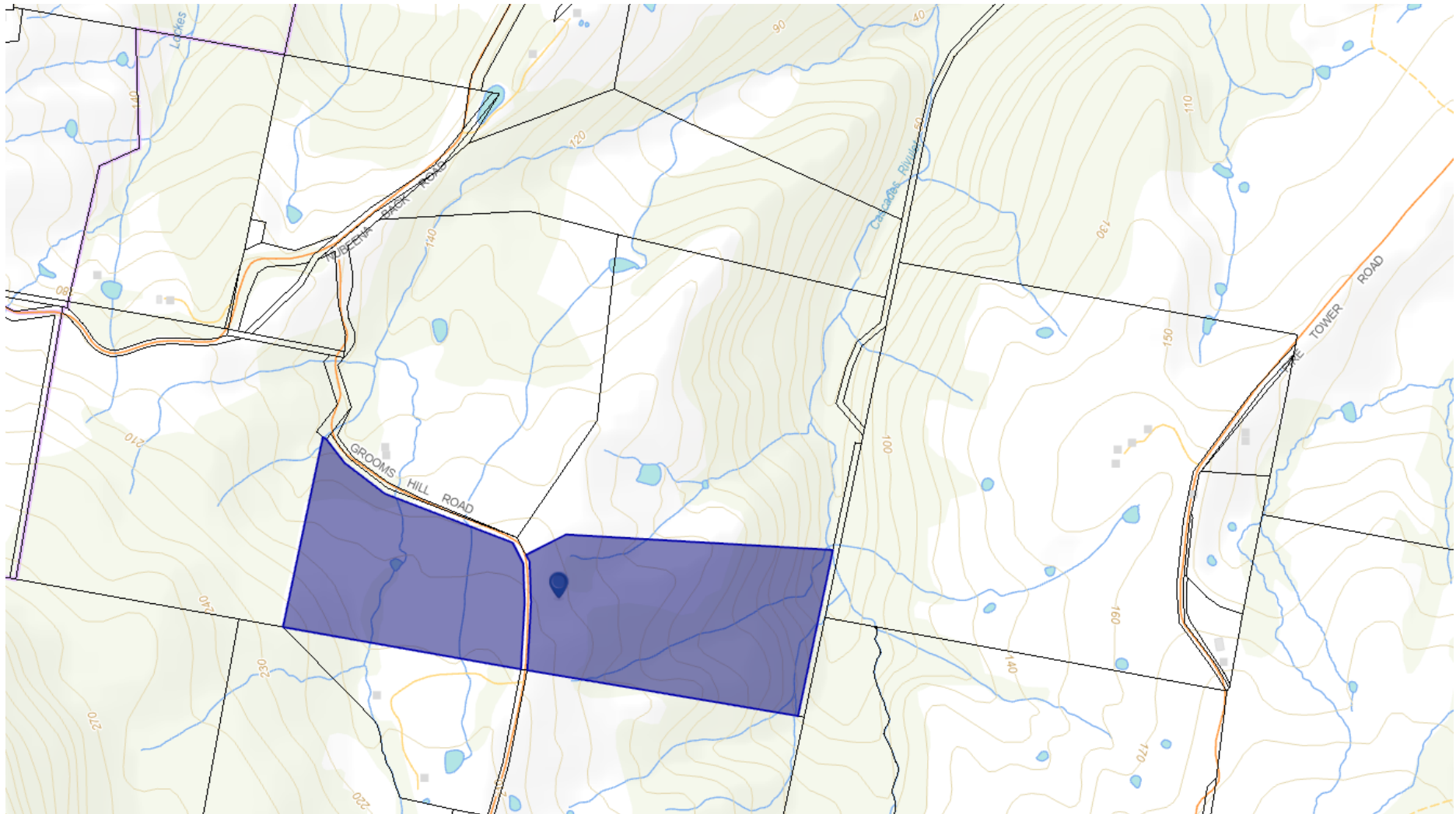


A handwritten signature in black ink, appearing to read 'Blake Repine'.

Blake Repine
General Manager
Date: 04 December 2025

DA 95 / 2025 – 75 Grooms Hill Rd, Koonya (CT 152634/1) – The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at www.tasman.tas.gov.au until the date representations close 3 December 2025.

The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



TASMAN COUNCIL

A Natural Escape

Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representors, referral authorities and any other persons/bodies interested in the proposal. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

* Indicates mandatory field

APPLICANT DETAILS*

FULL NAME	KATE PHILLIPS		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Extension/ Addition	
<input type="checkbox"/> New Shed/ Outbuilding	<input type="checkbox"/> Demolition	
<input type="checkbox"/> Subdivision/ Boundary Adjustment	<input checked="" type="checkbox"/> Visitor Accommodation	
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Other (please specify – right)	
<input type="checkbox"/> Commercial/ Industrial Building		

Are any of the components in this application seeking retrospective approval?*

E.g. Use and/or development that has commenced without a planning permit.
(If yes, please specify the relevant components)

☐ Yes

☒ No

PRESENT USE OF LAND/ BUILDING(S)*

CLASS 10 STUDIO

ADDRESS: 1713 Main Road, NUBEENA TAS 7184 | PHONE: (03) 6250 9200

EMAIL: tasman@tasman.tas.gov.au | WEB: www.tasman.tas.gov.au

ABN: 63 590 070 717

LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	75 Grooms Hill Road		
CERTIFICATE OF TITLE: FOLIO NUMBER	152634	LOT NUMBER	/

FLOOR AREA*	
Existing floor area (square metres):	Proposed floor area (square metres):
CAR PARKING*	
Number existing 2	Number proposed

SITE CONTAMINATION*	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VEGETATION REMOVAL*	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VALUE*	
Value of work (inc. GST)	\$ 300.00

Please complete both declarations if you are making the application but not the owner

DECLARATION BY APPLICANT*

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
SIGNATURE OF APPLICANT	<i>Kate Phillips</i>
NAME OF APPLICANT (PLEASE PRINT)	KATE PHILLIPS
DATE	25/09/2025

DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> .	
SIGNATURE OF APPLICANT	<i>Kate Phillips</i>
NAME OF APPLICANT (PLEASE PRINT)	KATE PHILLIPS
DATE	25/09/2025
NAME/S OF OWNER/S NOTIFIED	
DATE	25/09/2025

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the <i>Land Use Planning and Approvals Act 1993</i>).	
DECLARATION	I, _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application.
SIGNATURE OF MINISTER/ GENERAL MANAGER	
DATE	

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	24 HOURS
Saturday		Saturday	24 HOURS
Sunday		Sunday	24 HOURS
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	1
Employees on Site		Employees on Site	0
PLANT/ MACHINERY			
Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.)			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?		Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.	
If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?	1	Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
GOODS DELIVERIES			
Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

POTENTIALLY CONTAMINATING ACTIVITIES	
Agricultural Fertiliser Manufacture	Metal Founders
Asbestos Production and Manufacture	Metal Sprayers
Battery Manufacture and Recycling	Metal Treatments and Picklers
Chemical Manufacture or Formation	Mining and Extractive Industries
Defence Establishments and Training Areas	Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.)
Drum Reconditioning Wastes	Petroleum and Petrochemical Industries
Dry Cleaning Establishments	Pharmaceutical Manufacture or Formation
Electroplating	Printers
Explosives Production and Storage	Railway Yards
Fuel Depots and Storage Areas	Sanitary and Refining
Galvanisers	Scrap Yards
Gas Works	Service Stations
Gun, Pistol and Rifle Clubs	Smelting and Refining
Hazardous Waste Landfills	Tannery or Fellmongery or Hide Curing Works
Industrial Cleaners	Wood Treatment and Preservation Sites
Lime Burners	

PLANNING PERMIT – APPLICATION CHECKLIST – MANDATORY

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application.

If you are unclear on any aspect of your application, please phone (03) 6250 9200 to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

Please note that the following information is required by Clause 6.1 of the State Planning Provisions. An application will not be considered to be a valid application and will not be processed without the required information as detailed below.

Please complete the below checklist



Completed Application Form - Required

All sections filled out correctly and owner details match those listed on the title documents
Application form includes a detailed cost estimate of the proposal



Written Submission - Required

Description of the proposed development
Justification addressing the Performance Criteria (if applicable)



Title Documents - Required

Current copy of the Certificate of Title (Folio Plan and Text Page)
Copies of any restrictive covenants, easements, or other relevant documents.



Site Plan - Required

Drawn to scale
Shows the location of the proposed development including setback distances from boundaries
Includes existing structures, property boundaries, access points, driveways, parking areas, rainwater tanks and any natural features (vegetation and waterways)



Floor Plan and Elevations - Required

Detailed floor plans of the proposed development
Elevations showing the height and external appearance



Stormwater and Servicing Plan - Required

Details on how stormwater will be managed on-site
Information about connections to utilities (water, sewer, electricity)
Elevations showing the height and external appearance of all water tanks



Landscaping Plan - if applicable

Details of existing vegetation to be retained or removed



Supporting Reports and Assessments - if applicable

Bushfire Hazard Management Plan and Report
Traffic Impact Assessment
Natural Values Assessment
Onsite Wastewater Assessment

Dated: 14/10/2025

Signed:

Please note the following:

Application fees will be invoiced upon initial assessment, this is within 4 business days of submission.
If this application results in building works occurring on the property, applicant and/or owner information including name and contact details will be provided to the Office of the Valuer General for the purpose of undertaking a valuation inspection of the property / building works.

SEARCH OF TORRENS TITLE

VOLUME 152634	FOLIO 1
EDITION 4	DATE OF ISSUE 03-Oct-2017

SEARCH DATE : 03-Oct-2025

SEARCH TIME : 11.53 AM

DESCRIPTION OF LAND

Parish of KOONYA Land District of PEMBROKE

Lot 1 on Sealed Plan [152634](#)

Derivation : Part of Lot 12716, 91.0.0 Gtd. to T. Wright.

Prior CT [133012/2](#)SCHEDULE 1

[M654244](#) TRANSFER to [DARNINA PTY. LIMITED](#) Registered
03-Oct-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP152634](#) COVENANTS in Schedule of Easements[E107704](#) MORTGAGE to Commonwealth Bank of Australia

Registered 03-Oct-2017 at 12.02 PM

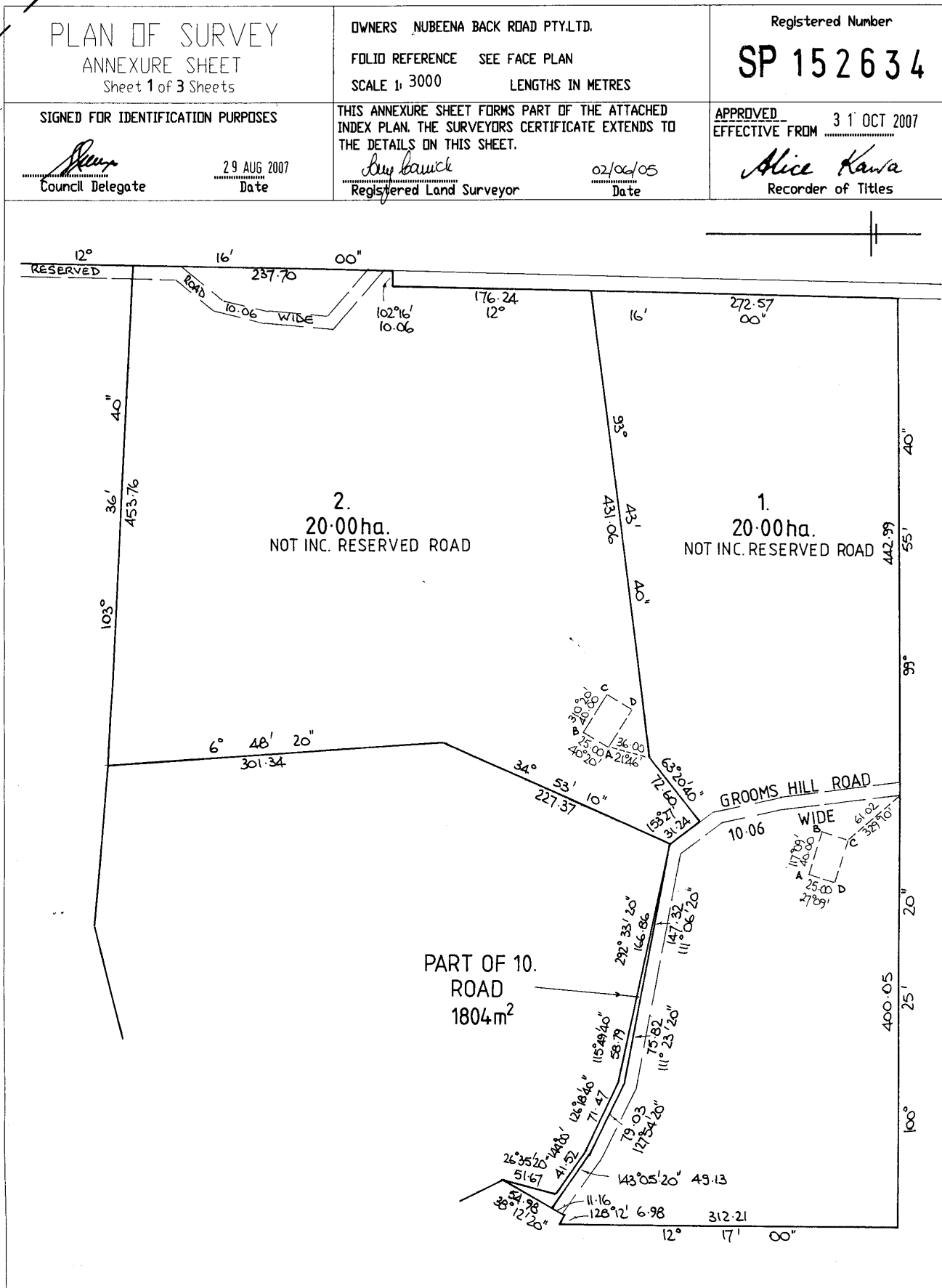
UNREGISTERED DEALINGS AND NOTATIONS

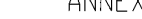


N282805 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE COMMONWEALTH BANK OF AUSTRALIA to [DARNINA PTY. LIMITED](#)

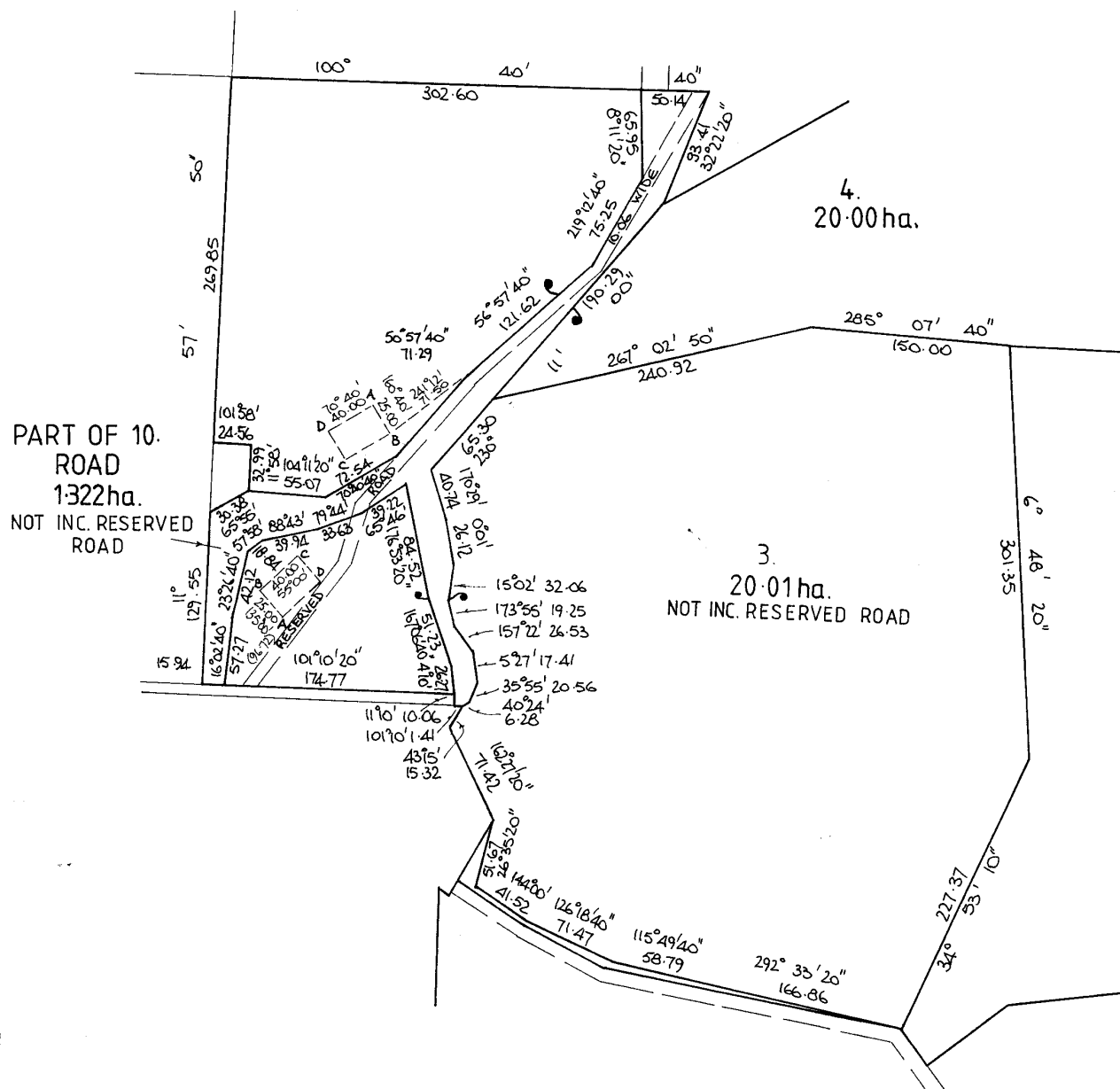
TRANSFER to DARNINA PTY.
LIMITED Lodged by EB CONVEYANCING on 19-Aug-2025 BP:
N282805


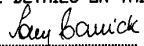
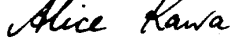
E374304 DISCHARGE OF MORTGAGE [E107704](#) Lodged by EB
CONVEYANCING on 02-Oct-2025 BP: E374304

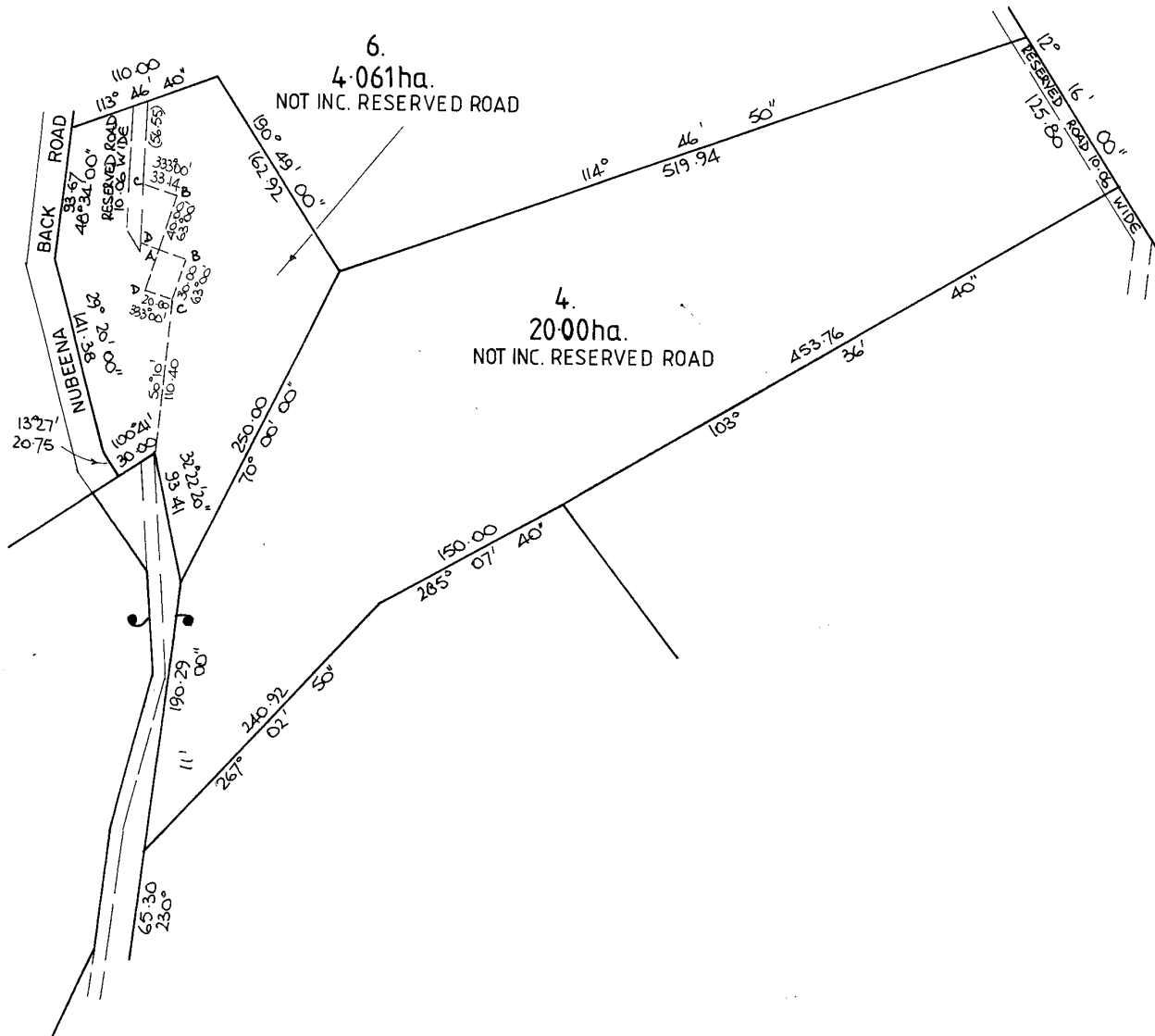
N282802 TRANSFER to DARNINA PTY. LIMITED Lodged by EB
CONVEYANCING on 02-Oct-2025 BP: E374304



<p>PLAN OF SURVEY ANNEXURE SHEET Sheet 2 of 3 Sheets</p>	<p>OWNERS NUBEENA BACK ROAD PTY.LTD. FOLIO REFERENCE SEE FACE PLAN SCALE 1: 3000 LENGTHS IN METRES</p>	<p>Registered Number SP 15 2 6 3 4</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p> Council Delegate</p> <p>29 AUG 2007 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.</p> <p> Registered Land Surveyor</p> <p>02/06/05 Date</p>	<p>APPROVED 31 OCT 2007 EFFECTIVE FROM</p> <p> Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET Sheet 3 of 3 Sheets</p>	<p>OWNERS NUBEENA BACK ROAD PTY.LTD. FOLIO REFERENCE SEE FACE PLAN SCALE 1: 3000 LENGTHS IN METRES</p>	<p>Registered Number SP 15 2634</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate 29 AUG 2007 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.  Registered Land Surveyor 02/09/05 Date</p>	<p>APPROVED 31 OCT 2007 EFFECTIVE FROM  Recorder of Titles</p>





Room11

Studio Suite 3, Level 2 13-17 Castray Esplanade, Battery Point
Post PO Box 116, South Hobart 7004, Tasmania

Telephone 03-6224-8642

Email info@room11.com.au Website www.room11.com.au

75 GROOMS HILL ROAD

Date: 08/09/2025

Client:

Project: Change of Use to Visitor Accommodation

Address: 75 Grooms Hill Road Title Ref 152634/1

PLANNING REPORT

This assessment is based on the Tasmanian Planning Scheme (TPS) and is written in support of the Development Application for Change of Use to Visitor Accommodation to the existing class 10b Studio Building at 75 Grooms Hill road, known as the 'Glass House'.

The property known as 75 Grooms Hill Road comprises title 152634/1

The site is within Zone 21 of the (TPS), Agricultural Zone. It is also within a Bushfire Prone Overlay, a landslip overlay, and a Coastal and Waterway Protection overlay.

This planning report will examine the relevant clauses within the TPS for the proposed development of the site.



1. INTRODUCTION

This Planning Report is in support of the development application change of use to Visitor Accommodation at 75 Grooms Hill Road, Koonya.

The proposal to enable the building on the site to be leased out as short term visitor accommodation.

1.1 SITE DESCRIPTION

The site is located on Grooms Hill Road at Koonya on the Tasman Peninsula, and has street access from Grooms Hill Road.

The site is largely cleared of native vegetation, and vacant. The building on the site is known as ‘The Glass House’ and is currently a class 10b Studio. The ‘Glass House’ is an award winning Architectural Building, that has featured as the backdrop for advertising campaigns, has hosted architectural tour groups, and has been widely published in architectural media world wide.

Across Grooms Hill Road to the North East of the subject site is 67 Grooms Hill Road. This property contains two more Architectural Interventions – the Blunt House, and the Pulmonum. Together the three buildings form the Architectural Project by Room 11 known as Triptych. These buildings have also been widely published, awarded, and visited. The Blunt House is a class 1a building, and has an approval from Tasman Council to be used as short term visitor accommodation

The greater landscape of Grooms Hill Road comprises large lots containing single dwellings, some remnant farming and native bushland.



Source www.thelist.tas.gov.au 18/09/2025



2. PLANNING SCHEME PROVISIONS

The following is an assessment of the proposed development in response to the relevant provisions of the Tasmanian Planning Scheme, the provisions of the Tasman Council Local Provisions Schedule. Only those clauses relating to the proposed development will be discussed herein.

2.1 ZONING

21.0 *Agricultural Zone*

Zone Purpose Statements

21.1 *The purpose of the agricultural zone is:*

21.1.1 *To provide for use or development of land for agricultural use.*

21.1.2 *To protect land for the use of development of agricultural use by minimising:*

- (a) *Conflict or interference from non agricultural uses;*
- (b) *non-agricultural use or development that precludes the return of the land to agricultural use;*
- (c) *use of land for non-agricultural use in irrigation districts.*

The proposal is for change of use to Visitor Accommodation to the existing building, and is in alignment with the Zone purpose statements.

2.2 USE CLASSIFICATION

The proposal is for change of use to Visitor Accommodation. Under clause 21.2 of the TPS, Visitor Accommodation is listed as discretionary, therefore the Use Standards of zone 21.0 must be addressed

2.3 USE STANDARDS

21.3 Use standards for Discretionary Uses

Objective: That uses listed as discretionary:
(a) support agricultural use; and
(b) protect land for agricultural use by minimising the conversion of land to non-agricultural use

There is no acceptable solution A1, therefore the performance criteria must be met.

P1

A use listed as discretionary, excluding Residential or Resource Development, must be required to locate on the site for operational or security reasons, or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:

- (a) access to a specifically occurring resource on the site or on land in the vicinity of the site;*
- (b) access to infrastructure only available on the site or on land in the vicinity of the site;*
- (c) access to a product or material related to an agricultural use;*
- (d) service or support for an agricultural use on the site or on land in the vicinity of the site;*
- (e) the diversification or value adding of an agricultural use on the site or the vicinity of the site; and*
- (f) provision of essential Emergency Services or Utilities.*

The site currently has no agricultural use. There is a Class 10 studio building that is an approved use on the site. The change of use to visitor accommodation is to allow visitors access to the naturally occurring resources of the site, namely the location and views towards Norfolk Bay.

The change of use to Visitor Accommodation will enhance the security of the site, as the building will be occupied, and cleaning and maintenance personnel will be at the site. The naturally occurring resource which is the location of the building and surrounds will be accessed by visitors who are staying at the property, namely the aforementioned natural topography, flora, fauna, and the views to Norfolk Bay.

There are currently no materials on the site related to agricultural use, therefore the change of use to Visitor accommodation will not have an effect.

Addressing the specific performance criteria:

(a) The naturally occurring resource of the site is the native flora, fauna, and views and outlook to Norfolk Bay. The change of use to visitor Accommodation will enhance the access to this resource for visitors.

(b) The infrastructure on the site is the current approved Class 10 studio. The change of use to Visitor Accommodation will enhance access to the infrastructure for visitors.

(c) There are no products or materials related to agricultural use on the site, therefore P1 (c) does not apply to this application.

(d) There is no agricultural use on the site, nor in the vicinity of the site. Uses in the immediate vicinity of the site are residential, therefore the change of use to Visitor Accommodation will not have an effect.

(e) There is currently no agricultural use on the site, nor in the vicinity of the site, therefore P1 (e) does not apply to this application.

(f) The change of use to visitor accommodation will not increase the need for Emergency Services, or Utilities.

There are no Acceptable Solutions A2, therefore the performance criteria must be addressed.

P2

A use listed as discretionary, excluding residential, must minimise the conversion of agricultural land to non agricultural use, having regard to:

- (a) the area of land being converted to non agricultural use;*
- (b) whether the use precludes the land from being returned to a non agricultural use;*
whether the use confines or restrains the existing or potential agricultural use on the site or adjoining sites.

As discussed earlier in this document, the site is not currently being used for agricultural uses.

(a) The site is not being used for agricultural uses, therefore the change of use to Visitor Accommodation will not result in any land being converted to non-agricultural use.

(b) The use as Visitor Accommodation will not preclude the land from returning to agricultural use.

(c) The use as Visitor Accommodation will not confine or restrain any potential use on the site or adjoining sites.

A3 The land is not listed as prime agricultural land, therefore A3 does not apply.

A4 The use is not residential, therefore A4 does not apply.

It is considered that the application for change of use to Visitor Accommodation is in compliance with Clause 21.3 of the TPS.

In addition to the above, please find attached a Bushfire Assessment, and Bushfire Hazard Management Plan by Futura Planning.

3. EXECUTIVE SUMMARY

This development application seeks approval for change of use to Visitor Accommodation to the building at 75 Grooms Hill Road, known as the 'Glass House'. The wide reaching nature of the media exposure of the 'Glass House' will serve to draw additional visitors to the Tasman Peninsula, thereby having the potential to increase tourist revenue for the area.

The change of use will not have an impact on any agricultural use in the area, and is in compliance with the relevant clauses of the TPS.



Yours sincerely,

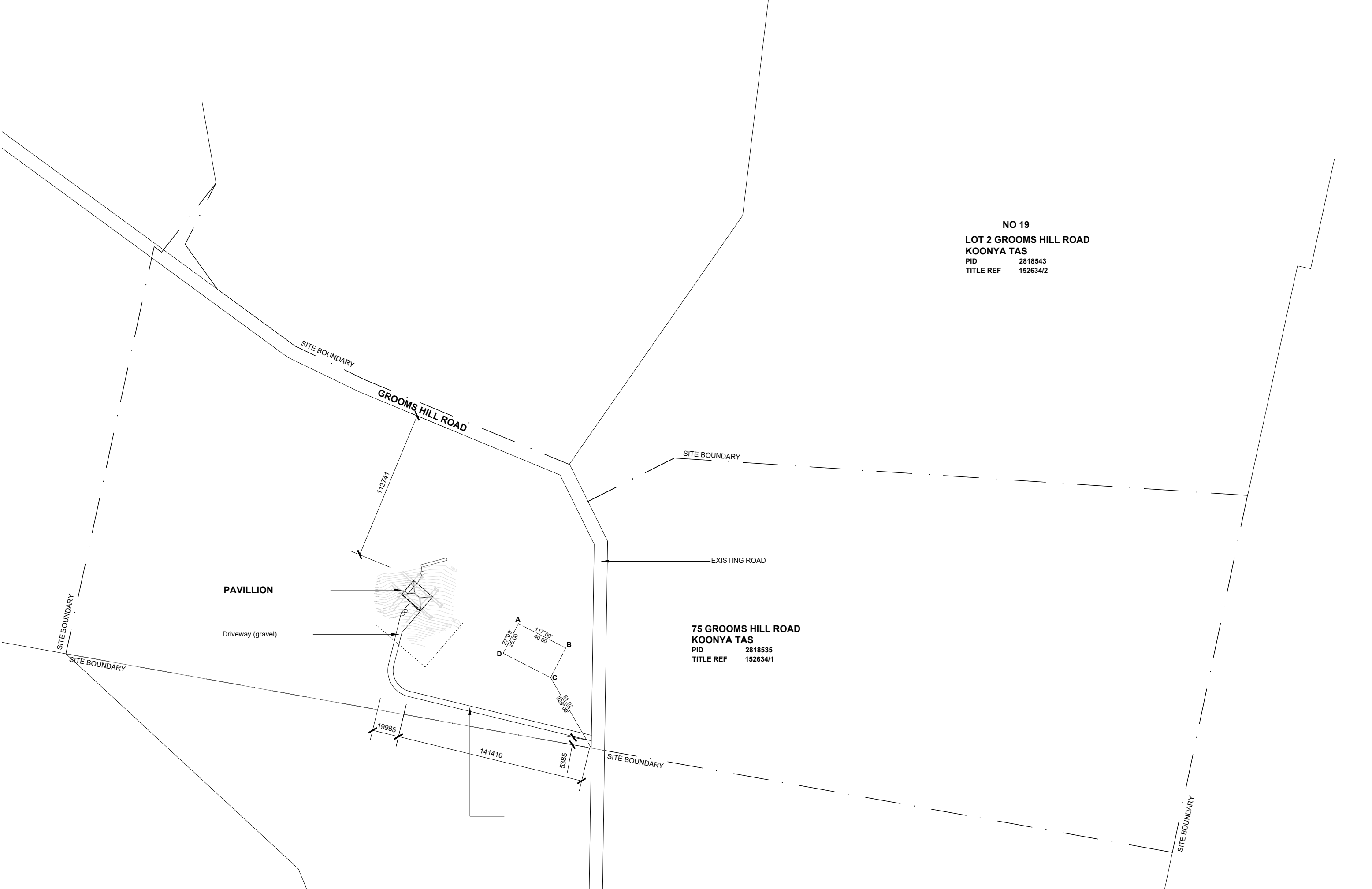
Room 11 Architects

Written by Kate Phillips Associate Director Room 11 Architects

Approved by Thomas Bailey Director Room 11 Architects

A handwritten signature in black ink, appearing to be "Thomas Bailey", written in a cursive style.





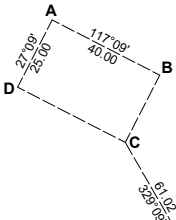
NO 19
LOT 2 GROOMS HILL ROAD
KOONYA TAS
PID 2818543
TITLE REF 152634/2

75 GROOMS HILL ROAD
KOONYA TAS
PID 2818535
TITLE REF 152634/1

PAVILLION

Driveway (gravel).

EXISTING ROAD



Room11 Architects
Studio HOBART
358B Macquarie Street, South Hobart, TAS 7004
Telephone 03-6224-8642
Email info@room11.com.au Website www.room11.com.au
Registration no 51357

Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

Project No:
17041
Client

Project Name
PAVILLION
Project Address
GROOMS HILL ROAD
KOONYA TAS

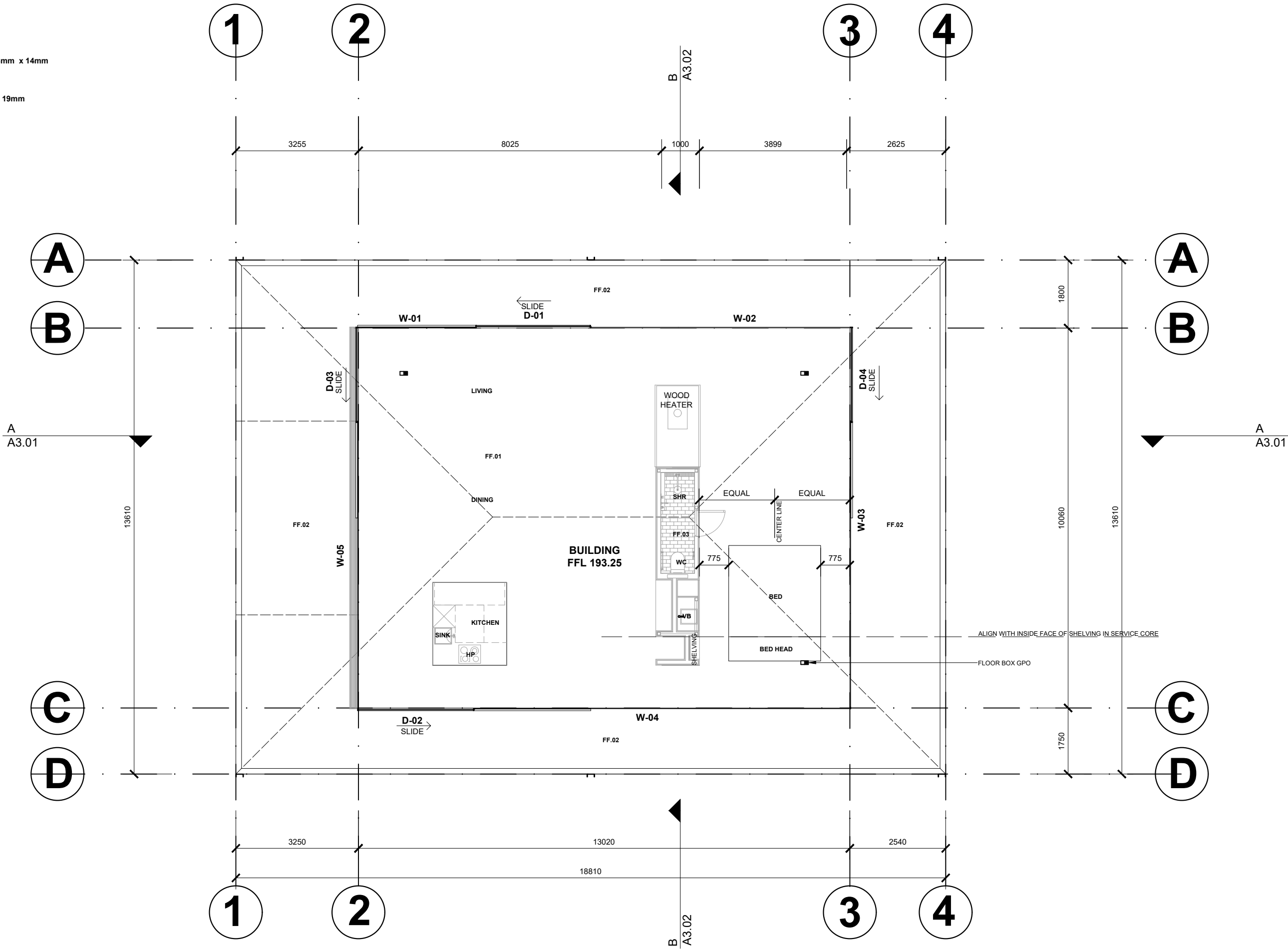
REVISIONS			ID	DATE	DESCRIPTION
B	20/08/2018				
C	19/12/2018	SITE EXCAVATION AND FFL REVISED. RETAINING WALL REMOVED. DRIVEWAY REVISED.			
D	12/03/2019				



Drawing Title:		
SITE PLAN		
Scale: 1:2000 at A3	Drawing No.:	Revision:
Date: 08/12/2017	A0.01	D
Drawn By: K.P.		
Checked By:		
Status: TOWN PLANNING		

FINISHES SCHEDULE

FF.01	FLOOR FINISH 01 BIG RIVER ARMOURFLOOR 138mm x 14mm COLOUR: BLACKBUTT
FF.02	FLOOR FINISH 02 BLACKBUTT DECKING 130mm x 19mm
FF.03	FLOOR FINISH 03 TILE: 100x300 COLOUR: BLACK
FF.04	FLOOR FINISH 04 6mm MILD STEEL HEARTH SET FLUSH WITH FLOORING



Room11 Architects
Studio HOBART
358B Macquarie Street, South Hobart, TAS 7004
Telephone 03-6224-8642
Email info@room11.com.au Website www.room11.com.au
Registration no 31397

Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

Project No:
17041
Client

Project Name
PAVILLION
Project Address
75 GROOMS HILL ROAD
KOONYA TAS

REVISIONS					
ID	DATE	DESCRIPTION	ID	DATE	DESCRIPTION
B	20/08/2018				
C	19/12/2018	SITE EXCAVATION AND FFL REVISED. RETAINING WALL REMOVED.			
D	12/03/2019	JOINERY SET OUT DIMENSIONS DOOR OPENINGS REVISED. ROOF APERTURE REVISED.			
E	17/04/2019				
F	01/05/2019	STRUCTURAL COLUMNS REVISED			
G	15/05/2019	FLOOR FINISHES REVISED			
H	23/05/2019	GLAZING METHODOLOGY REVISED. FLOOR FINISHES REVISED.			



Drawing Title: FLOOR PLAN			A1.01	H
Scale:	1:100	Drawing No.:		
Date:	03/07/2018			
Drawn By:	K.P.			
Checked By:	T.B.			
Status:	TOWN PLANNING			

EXTERNAL FINISHES SCHEDULE

- GL01

EXTERNAL GLAZING 01
FACE FIXED GLAZING
TOUGHENED AND LAMINATED
- EF01

EXTERNAL FINISH 01
EXPOSED STEEL FRAMING
BLACK PAINT FINISH

