

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Michael Eastwood		
Contact person: (if different from applicant)			
Address:	10 Restdown Drive		
Suburb:	Otago Bay	Post Code:	7017
Email:	onshoredesigns@bigpond.com	Phone: / Mobile:	0429901003

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	9 Kunzea Circuit		
Suburb:	Coles Bay	Post Code:	7215
Size of site: (m ² or Ha)	1049m ²		
Certificate of Title(s):	179916/101		
Current use of site:	Residential		

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	Proposed small three bedroom Visitor Accommodation
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	
Is the property on the State Heritage Register? (Circle one)	<input type="checkbox"/> Yes / No <input checked="" type="checkbox"/>
For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	
Personal Information Protection Statement	

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant Declaration

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


- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	18/10/2024
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Checklist of application documents: *Taken from Section 6 of the Planning Scheme*

An application must include:

- a signed application form;
- any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- details of the location of the proposed use or development;
- a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (xxiii) materials and colours to be used on roofs and external walls.

October 2024

Development Application Compliance report

Prepared for

Glamorgan Spring Bay Council

obo

Prepared by

Michael Eastwood
Onshore Designs
onshoredesigns@bigpond.com
mobile 0429901003

Introduction

This report forms part of a Development Application for **Visitor Accommodation Use** in the **Low Density Residential Zone** and relies on the **Acceptable Solutions** and part thereof **Performance Criteria** to satisfy part of the relevant planning standards. The report is to be read in conjunction with the design drawings prepared by **Michael Eastwood** that form part of this application.

It is the intent of this report to demonstrate compliance with all relevant scheme standards that form part of the Tasmanian Planning Scheme- Glamorgan Spring Bay Council and that are applicable to this application.

Appendices:

Documents

1. Glamorgan Spring Bay Council Application Form
2. Titles and folio plans

Drawings

3. Site Plan
 4. Floor plans and elevations
-

Date October 2024

Applicant Details Michael Eastwood
Onshore Designs
10 Restdown Drive
Otago Bay, 7017
onshoredesigns@bigpond.com
mobile 0429901003

Owner Details

Property Details Cert Title no 179916/101

Size: 1049m²

Development Address 9 Kunzea Circuit
Coles Bay TAS 7215

Development Type Proposal for Visitor Accommodation

Building 98 m²
Deck 47m² not including stairs
Total 145m²

Zone Low Density Residential

Use Visitor Accommodation

Application Permitted Use

Description of Development Proposal

Proposed Visitor Accommodation. Single story three (3) bedroom building, single level, skillion roof 5 degree roof pitch.

Colours are Shale Grey walls and Monument roof.

Applicable Planning Scheme Standards and Codes

ZONE	10- Low Density Residential
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CODES

C2.0	Parking and Sustainable Transport Code.
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COMPLIANCE WITH PLANNING SCHEME

The proposed Visitor Accommodation is within a defined **Low Density Residential Zone**. Each scheme standard will be addressed in relation to the proposal.

10.0 Low Density Residential Zone

10.2 Use Table

Zone	10. Low Density Residential
Use	Visitor Accommodation
Qualification	
Application	Permitted

10.3 Use Standards

10.3.1 Discretionary Uses

Objective:

That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.

NA Permitted Use -Visitor Accommodation

10.3.2 Visitor Accommodation

Objective:

That Visitor Accommodation:

- (a) is compatible with the character and use of the area;
- (b) does not cause an unreasonable loss of residential amenity; and
- (c) does not impact the safety and efficiency of local roads or rights of way.

P1

The proposed Visitor Accommodation building is a standard style Class 1 building and in scale is quite small in relation to the surrounding dwellings.

- a) The privacy of the adjoining properties will not be compromised by the proposed as the proposed is on a quite large allotment and the proposed is reasonably small in floor area <math><100\text{m}^2</math> and has generous setbacks, single storey and the clientele the owners are pushing for is either couples or couples with young family.
- b) Persons usually staying in Visitor Accommodation uses (air BnB) are somewhat screened, by accommodation platforms with a rating system, and I don't believe there will be any likely increase in noise to adjoining properties.
- c) The scale of the building is quite small in relation to the surrounding developed area and the size and design (single storey) is compatible with the surrounding character and uses within this area.
- d) The proposed retains the primary residential function of the area by being small in scale and in fitting with designs in this immediate area.
- e) Existing standard street network consisting of wide bitumen driveways with kerb and gutters. The proposed will not impact on the safety and efficiency of the local network as the vehicles using the Visitor Accommodation use will be standard passenger vehicles and usually one vehicle.
- f) NA

P2 NA

10.4 Development Standards for Dwelling

10.4.1 Residential density for Multiple dwellings.

NA Not multiple dwellings

10.4.2 Building Height

Objective

That the height of dwellings is compatible with the streetscape and do not cause an unreasonable loss of amenity for adjoining properties.

A1 No Buildings exceed 8 meters in height. The proposed Visitor Accommodation has a maximum height of 4300mm. See Elevations

10.4.3 Setbacks

Objective

That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.

A1

Setback to front boundary is 11500mm. See site plan

P2

I believe the siting of the proposed building will not cause unreasonable loss of amenity to the adjoining properties as

- a) The topography of the site is relatively flat and the single storey building is relatively small and low.
- b) The size is small, rectangular and the orientation runs with the length of the allotment.
- c) The setbacks of the surrounding building are closer to the boundaries than the proposed.
- d) Minimal height and bulk
- e) NA
- f) Does not effect due to orientation and setbacks
- g) Similar simple coastal design

10.4.4 Site Coverage

Objective

That site coverage:

- (a) is consistent with the character of existing development in the area;
- (b) provides sufficient area for private open space and landscaping; and
- (c) assists with the management of stormwater runoff.

- A1** The Site coverage will not exceed 30% of the site.
Site coverage of the proposed and existing development is 260m². This is inclusive of Building, garage, all outbuildings and awts etc. Site area 1049m². This equals 24.8%

10.4.5 Frontage fences for all dwellings

NA Existing

RELEVANT CODE

C2.0 Parking and Sustainable Transport Code.

C2.5 Use Standards

C2.5.1 Car Parking Numbers

A1

Visitor Accommodation Use requires 1 space per 4 beds. There are three(3) beds.

Proposed- two (2) spaces are shown for the Visitor Accommodation use in front of the future garage.

See site plan

C2.5.2 Bicycle parking numbers

NA

C2.5.3 Motorcycle parking numbers

NA

C2.5.4 Loading Bays

NA

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

NA Low Density Residential Zone

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

A1

- (a) Driveway to be sealed
- (b) Driveway is drained to stormwater containment onsite..
- (c) Driveway slopes away from the pavement and is sealed

C2.6.2 Design and layout of parking areas

A1.1

- a)
 - (i) Gradient is in accordance with Aus Standards AS2890 – Parking facilities, parts 1-6. Quite flat with fall to back.
 - (ii) NA. Only two vehicles.
 - (iii) 3.3m wide
 - (iv) Parking dimensions 5.4m * 2.6m
 - (v) NA
 - (vi) NA

b) To comply with *Australian Standard AS 2890- Parking facilities, Parts 1-6.*

A1.2 NA

C2.6.3 Number of accesses for vehicles

One access as existing.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

NA

C2.6.5 Pedestrian access

NA

C2.6.6 Loading bays

NA

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

NA

C2.6.8 Siting of parking and turning areas

NA

Signed:



Michael Eastwood
BDSbuildingdesignstudio

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 1799 16

PAGE 1 OF 2 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

BURDENING EASEMENTS

Lots 91 and 93 on the Plan are SUBJECT TO a Right of Drainage in favour of Glamorgan Spring Bay Council marked 'DRAINAGE EASEMENT 'A' 4.00 WIDE AND VARIABLE WIDTH (SP176017)' on the Plan.


Lot 48 and 54 on the Plan are SUBJECT TO a Right of Drainage in favour of Glamorgan Spring Bay Council and Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ('TasWater') marked 'DRAINAGE EASEMENT 'C' 3.00 WIDE (SP 163520)' on the Plan.

Lots 47 and 48 on the Plan are SUBJECT TO a Right of Drainage in favour of Glamorgan Spring Bay Council and TasWater marked 'DRAINAGE EASEMENT 'D' 3.00 WIDE (SP163520)' on the Plan.

Lot 91 on the Plan is SUBJECT TO a Right of Drainage in favour of Glamorgan-Spring Bay Council marked 'DRAINAGE EASEMENT 'E' 3.00 WIDE (SP177086)' on the Plan.


Lot 302 is SUBJECT TO a Right of Drainage in favour of Glamorgan Spring Bay Council and TasWater marked 'DRAINAGE EASEMENT 'H' 3.00 WIDE (SP177086)' on the Plan.
& DRAINAGE EASEMENT 'I' 3.00 WIDE (SP177086) on the Plan.

Lots 100, 101, 102 and 103 are SUBJECT TO a Right of Drainage in favour of Glamorgan-Spring Bay Council and TasWater over the land marked 'DRAINAGE EASEMENT 'I' 3.00 WIDE (SP177086)' on the Plan.



Samuel Edward Pratt

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: COOROLINA PTY LTD (ACN 009 493 734) ATF THE JA BAIN SUPERANNUATION FUND FOLIO REF: 179042/302 SOLICITOR & REFERENCE: Simmons Wolfhagen SEP 203459	PLAN SEALED BY: GLAMORGAN-SPRING BAY COUNCIL DATE: 13/11/2020. REF NO SA 2006/01 +SA 2007/34. <div style="text-align: right;">  Council Delegate </div>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p>SP 1799 16</p>
<p>SUBDIVIDER: COOROLINA PTY LTD (ACN 009 493 734)</p> <p>FOLIO REFERENCE: 179042/302</p>	

BENEFITING EASEMENTS

Lot 302 is together with a Right of Drainage over the land marked 'DRAINAGE EASEMENT 'L' 4.00 WIDE (SP 6472)' shown on the Plan.

FENCING PROVISION

In relation to the lots on the Plan the Vendor (Cooroolina Pty Ltd) shall not be required to fence.

EXECUTED by COOROLINA PTY LTD by its attorney SAMUEL EDWARD PRATT pursuant to Power of Attorney Registered Number PA116270 (and the said Samuel Edward Pratt declares that he has received no notice of revocation of the said Power) in the presence of:



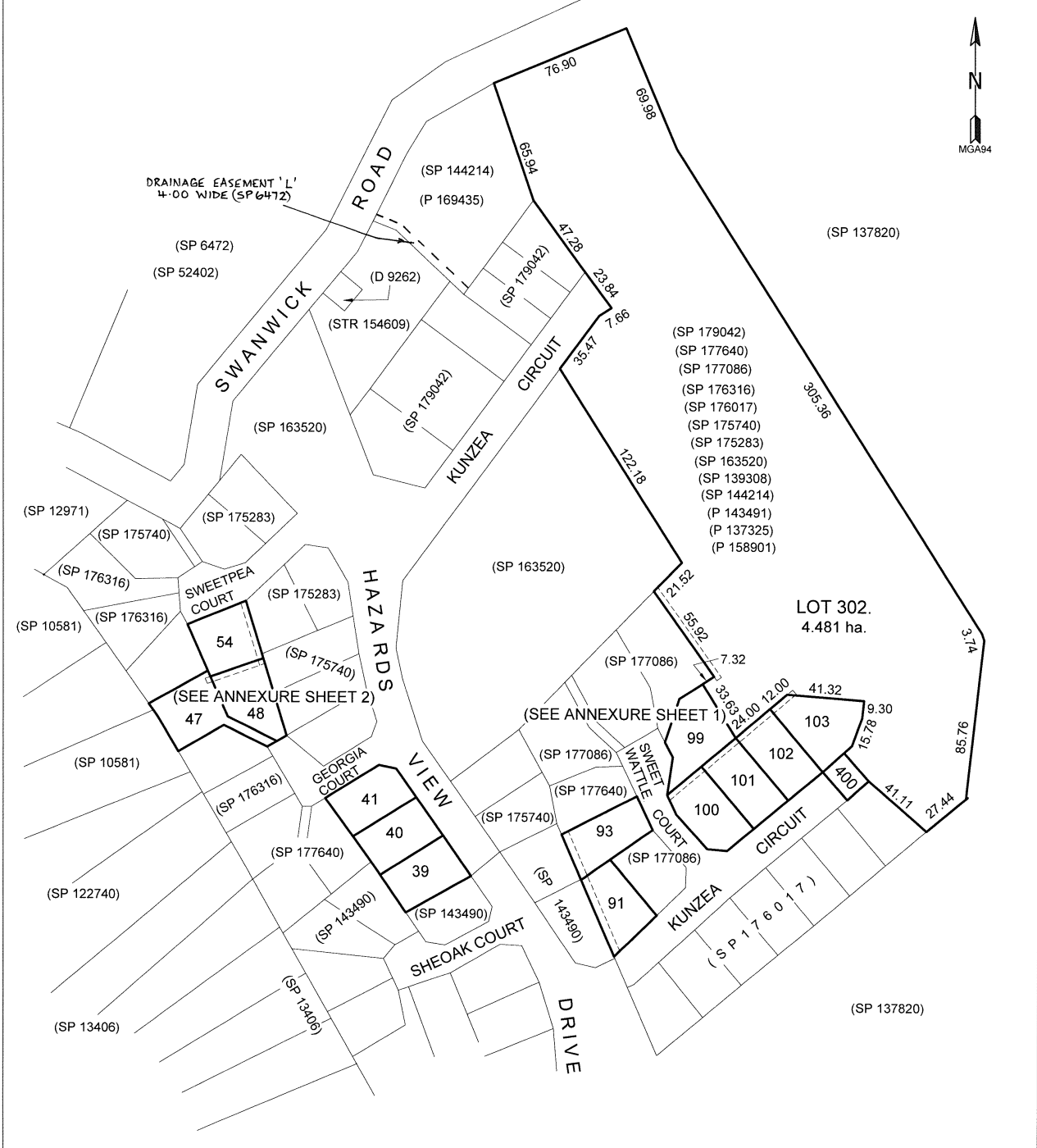
Witness *K.M.G.*
 Full name *Kylie Maureen Grant*
 Address *45 Cameron Street Launceston TAS 7250*
 Occupation *Paralegal*

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

OWNER: COOROOLINA PTY LTD	<p>PLAN OF SURVEY</p> <p>EAST COAST SURVEYING</p>	REGISTERED NUMBER SP179916
FOLIO REFERENCE: C.T. 179042/302		APPROVED EFFECTIVE FROM 23 NOV 2020 <i>[Signature]</i> Recorder of Titles
GRANTEE: PART OF 665 ACRES GTD. TO S.W. ROBERTS AND JOHNSON SINCLAIR	BY SURVEYOR: ANDREW JOHN BUTLER LOCATION: Parish of MEREDITH, Land District of GLAMORGAN SCALE 1: 2000 LENGTHS IN METRES	

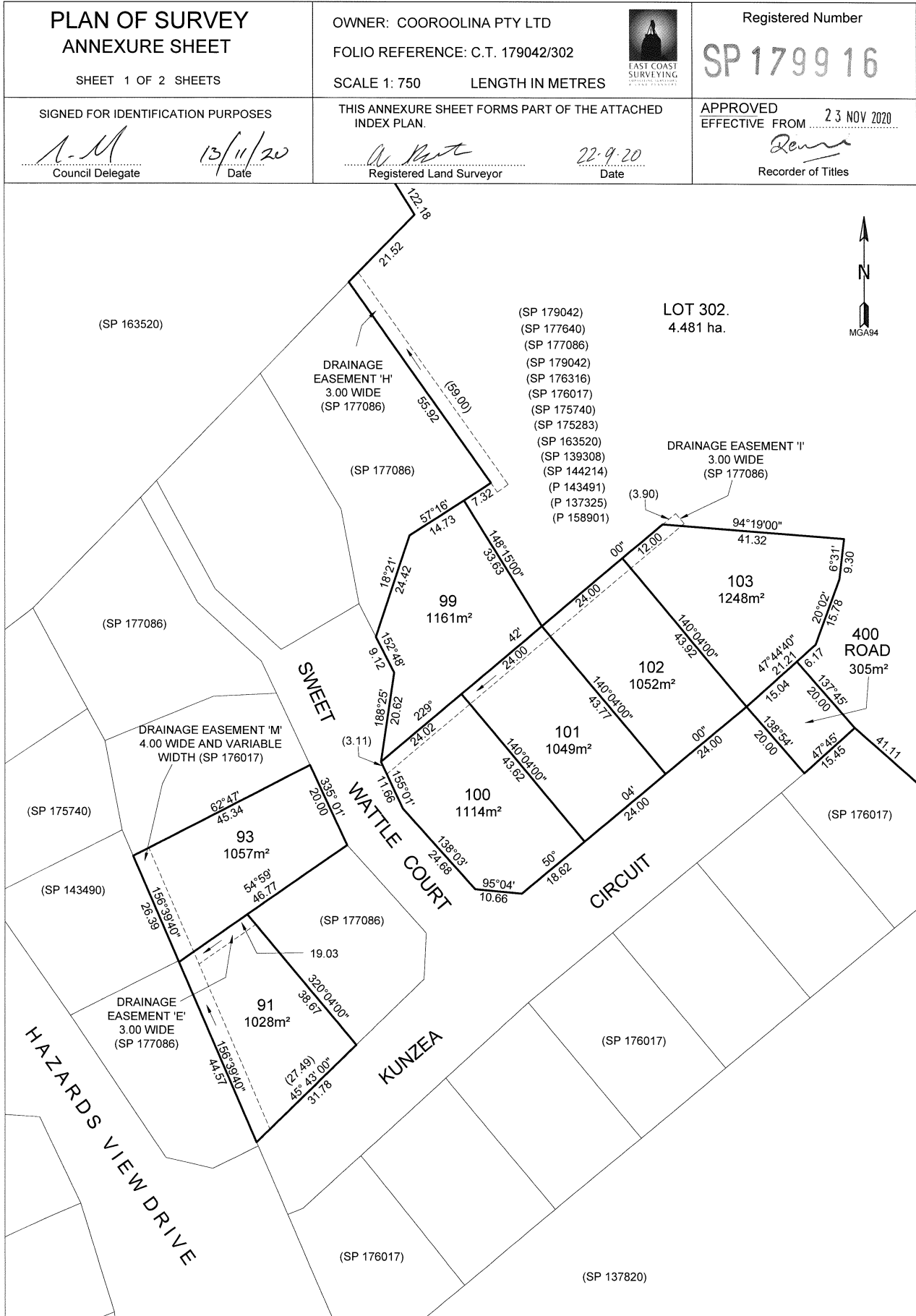
MAPSHEET MUNICIPAL CODE No. (6033-11) 112	LAST UPI No	LAST PLAN No. S.P. 179042	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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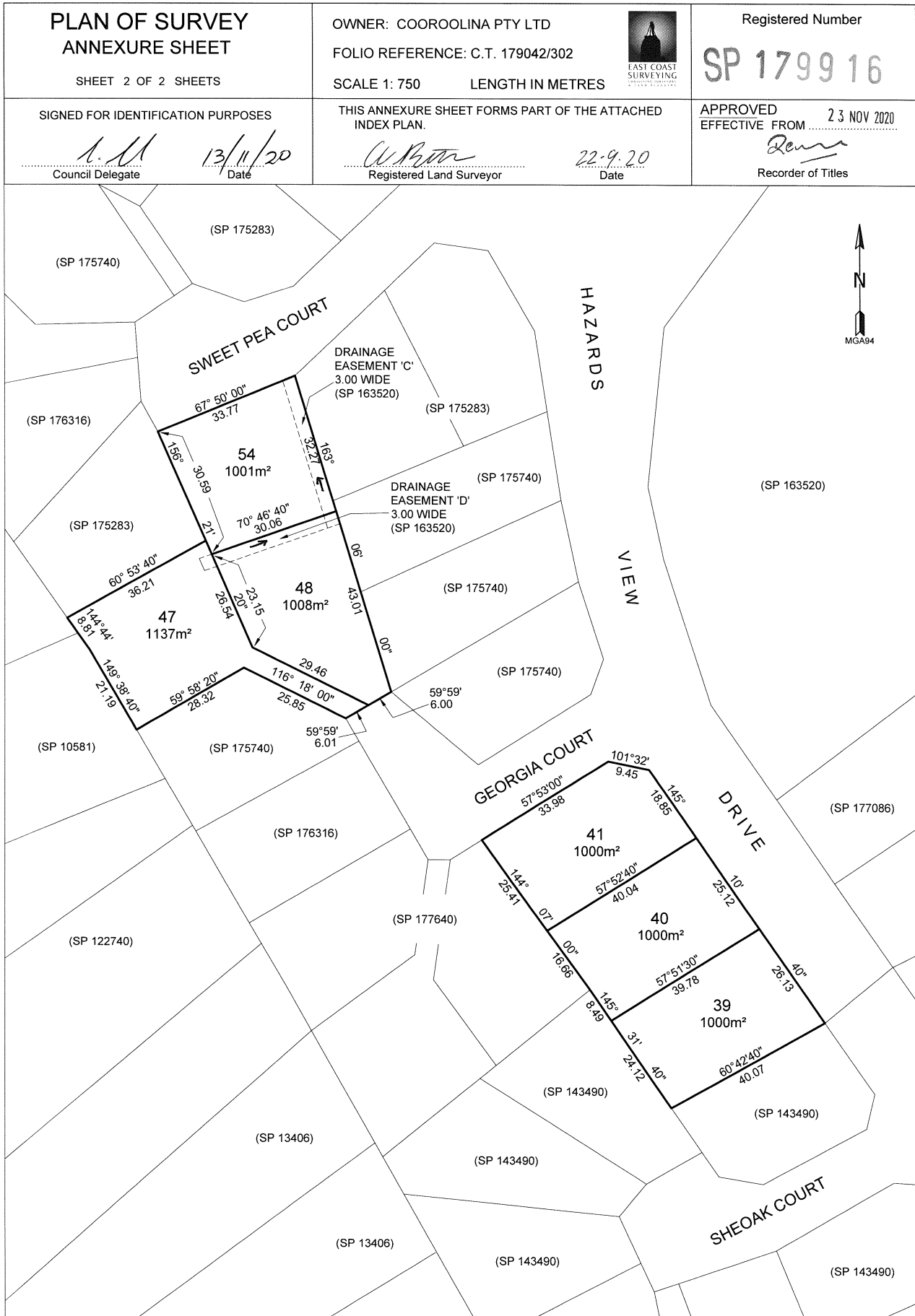
LOT 302 COMPILED FROM C.T. 179042/302 AND THIS SURVEY.



[Signature]
REGISTERED LAND SURVEYOR
22.9.20
DATE

[Signature]
COUNCIL DELEGATE
13/11/20
DATE





SEARCH OF TORRENS TITLE

VOLUME 179916	FOLIO 101
EDITION 2	DATE OF ISSUE 15-Apr-2021

SEARCH DATE : 23-Aug-2024

SEARCH TIME : 10.59 AM

DESCRIPTION OF LAND

Parish of MEREDITH Land District of GLAMORGAN
 Lot 101 on Sealed Plan 179916
 Derivation : Part of 665 Acres Gtd. to S W Roberts and Johnson
 Sinclair
 Prior CT 179042/302

SCHEDULE 1

M879238 TRANSFER to MICHAEL JAMES JESSUP and TANIA ALEXANDRIA
 JESSUP Registered 15-Apr-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP179916 EASEMENTS in Schedule of Easements
 SP179916 FENCING PROVISION in Schedule of Easements
 SP6472, SP175740, SP176017, SP176316, SP177086, SP177640 &
 SP179042 FENCING PROVISION in Schedule of Easements
 SP179042 SEWERAGE AND/OR DRAINAGE RESTRICTION
 SP107890, SP139308 & SP143490 FENCING COVENANT in Schedule of
 Easements
 C434769 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 19-May-2003 at noon
 E153042 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 26-Oct-2018 at noon
 E166139 AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 05-Jun-2019 at noon
 E239953 AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 23-Nov-2020 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

PROJECT INFORMATION

BUILDING DESIGNER: MICHAEL EASTWOOD
ACCREDITATION No: CC 1066 S
LAND TITLE REFERENCE NUMBER: 179916/101
FLOOR AREA: 98m²
DECK FLOOR AREA: 47m²
DESIGN WIND SPEED: N2
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
BUSHFIRE-PRONE BAL RATING: NA
ALPINE AREA: NOT APPLICABLE
CORROSION ENVIRONMENT: MEDIUM
FLOODING: NO
LANDSLIP: NO
DISPERSIVE SOILS: UNKNOWN
SALINE SOILS: UNKNOWN
SAND DUNES: UNKNOWN
MINE SUBSIDENCE: NO
LANDFILL: UNKNOWN
DATUM LEVEL AT KERB: UNKNOWN
GROUND LEVEL: RL9000
FINISHED FLOOR LEVEL: RL9900
OVERFLOW RELIEF GULLY LEVEL: RL9150



Proposed Dwelling For

9 Kunzea Circuit
Coles Bay TAS
7215

PLANNING APPLICATION

Michael Eastwood

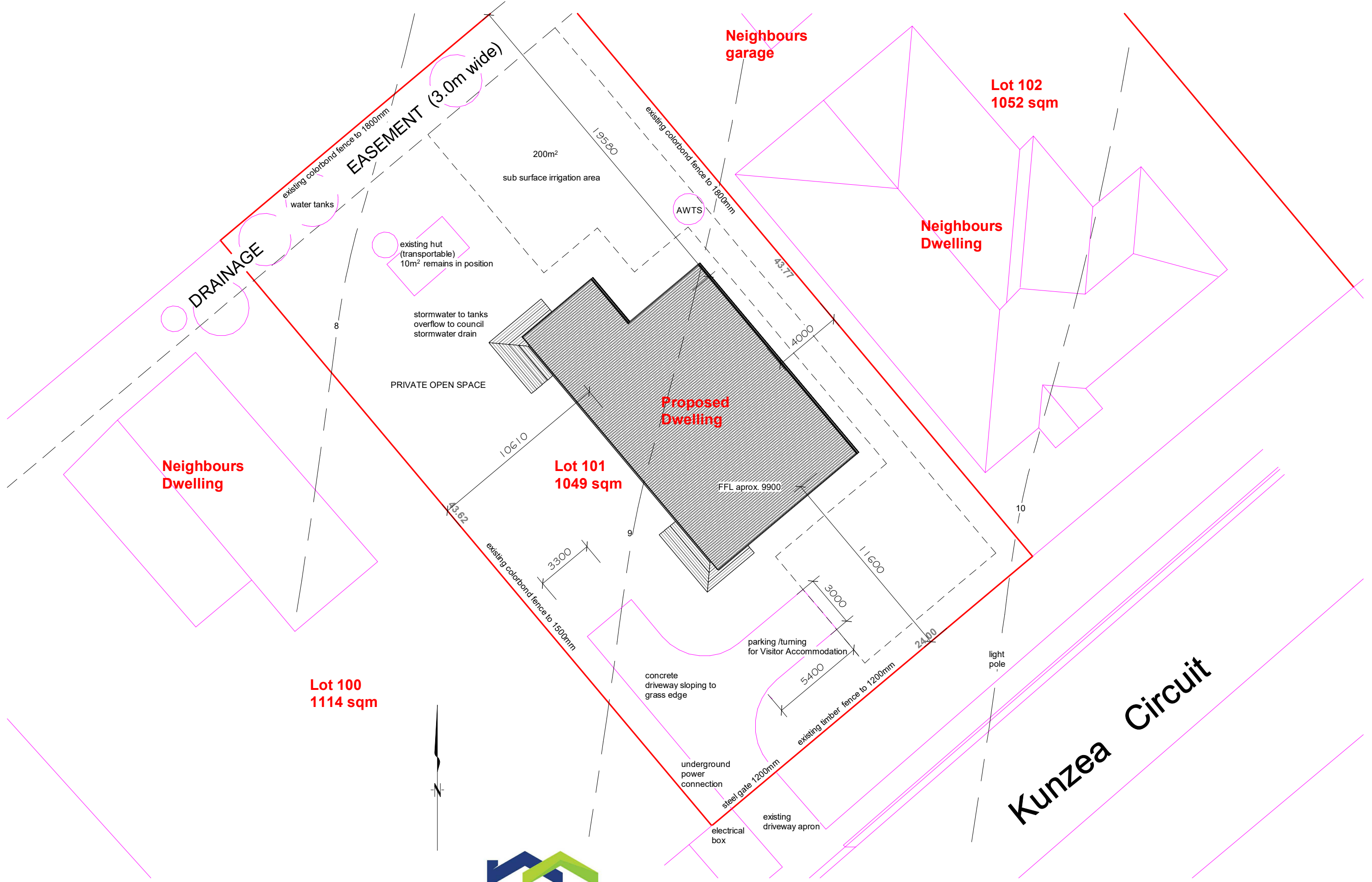
Onshore Design
building designSTUDIO
www.buildingdesignstudio.com.au

mail/ 10 Restdown Drive, Otago, 7017
0429901003
onshoredesigns@bigpond.com

Drawing List

Sheet Number	Sheet Name
A0	Title Sheet
A1	Site Plan
A2	Floor Plan
A3	Elevations
A4	Elevations
A5	3D Visuals
A6	3D Visuals

"Drawings and Specifications as instruments of service are and shall remain the property of the Building Designer. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Building Designer. The General Contractor is responsible for confirming and correlating dimensions at the job site. The Building Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project."



Rev.	Date	Description

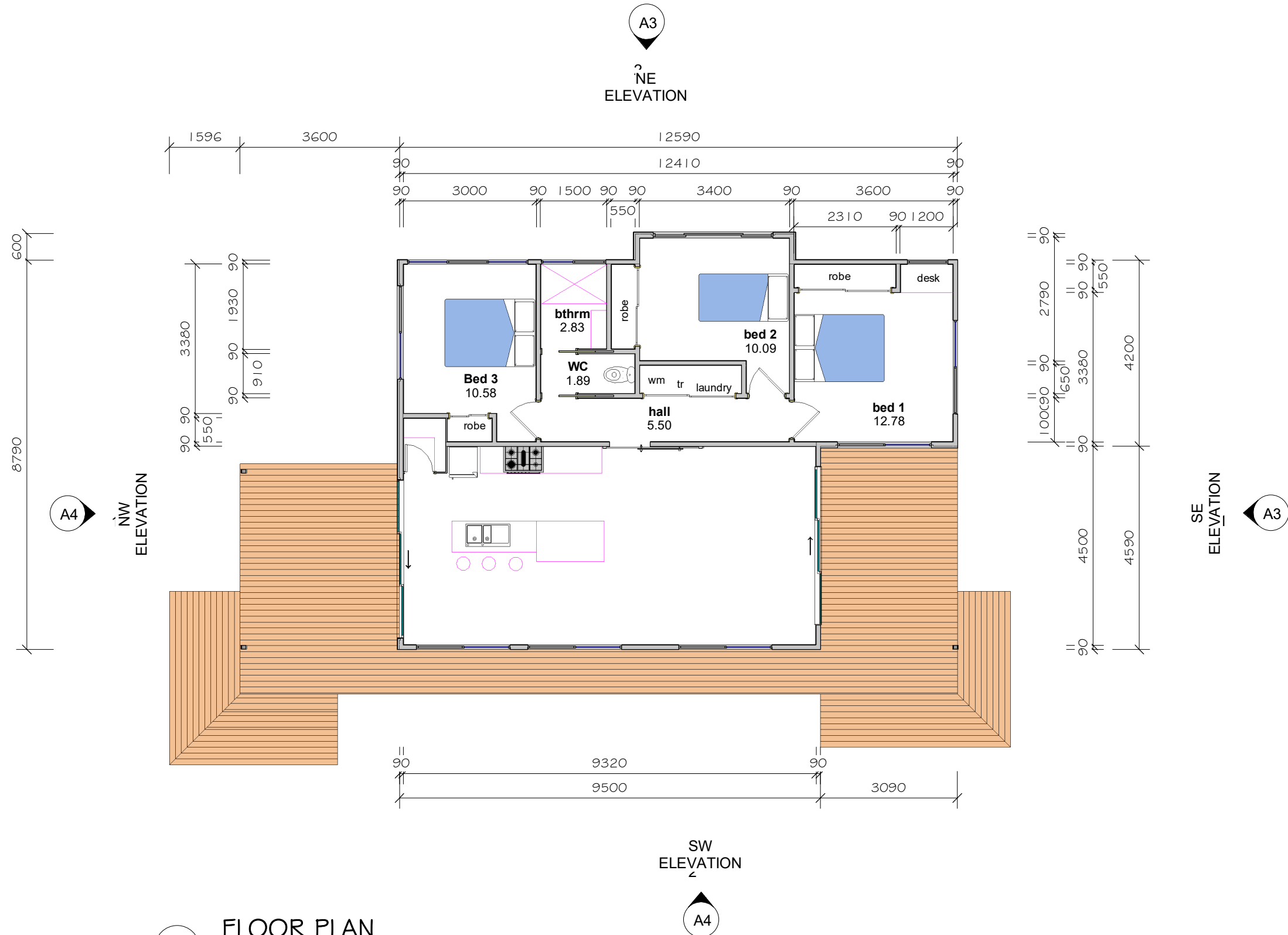
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ONSHORE DESIGNS
 MICHAEL EASTWOOD
 BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS
 Accredited Building Practitioners
 Design + Documentation
 Interior Design / Planning / Energy Assessments
 Bushfire Assessments / Healthy House
 Offices: 65 South Arm Road, Rokeby
 Mail: 10 Restdown Drive, Otago Bay, 7017
 0429 901 003

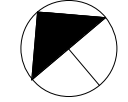
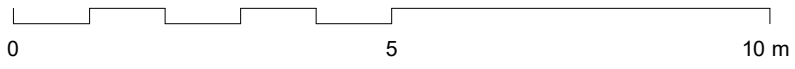
Job Title
Visitor Accommodation
 at **9 Kunzea Circuit**
Coles Bay 7215
 for

Drawing Title
Site Plan

Date:	Project No:
Drawn By: Michael Eastwood	Sheet No: A1
Accreditation No. CC 1066 S	
Scale: 1 : 200	

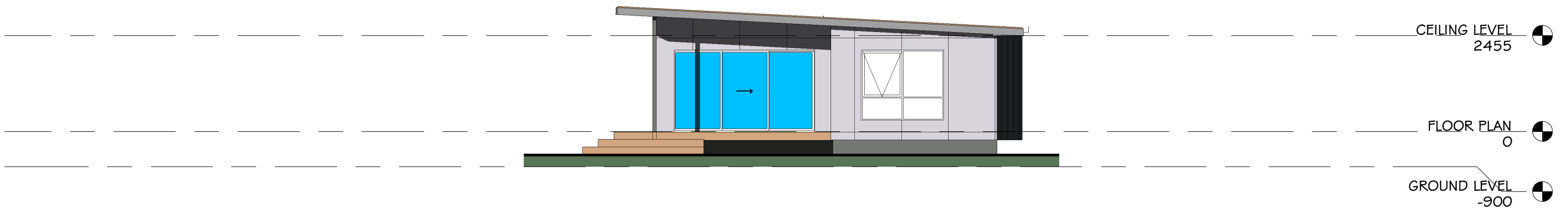


FLOOR PLAN
1 : 100

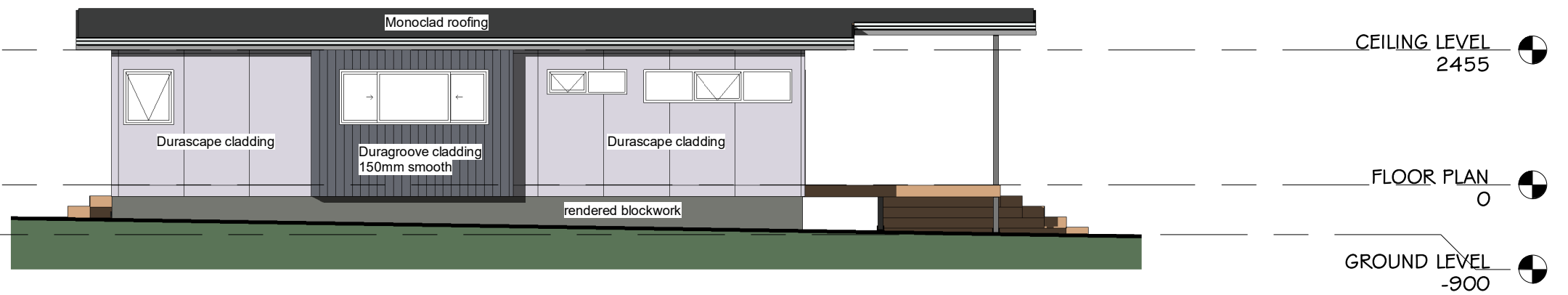


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Rev.	Date	Description																								



1 SE ELEVATION
1 : 100



2 NE ELEVATION
1 : 100



Rev.	Date	Description

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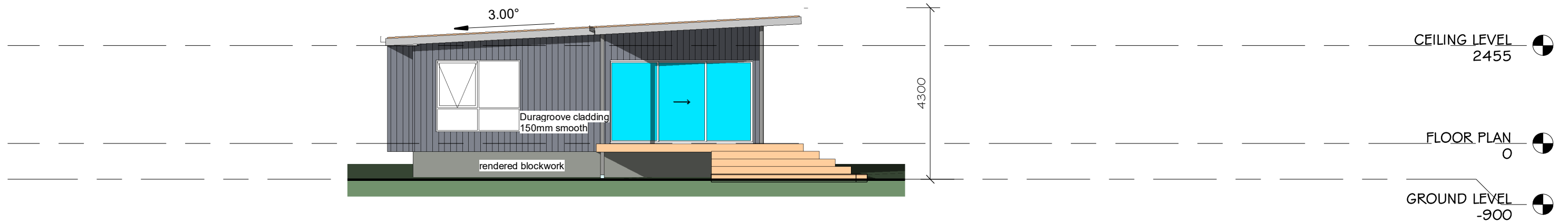

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 0429 901 003

Job Title
Visitor Accommodation
at 9 Kunzea Circuit
Coles Bay 7215
for

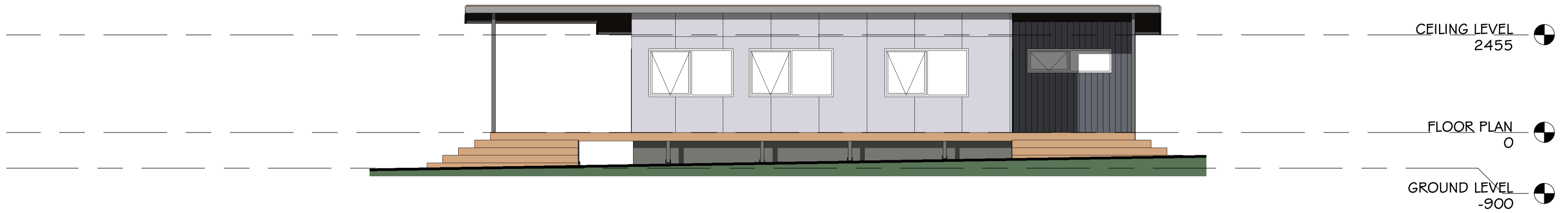
Drawing Title
Elevations

Date:
Drawn By:
Michael Eastwood
Accreditation No.
CC 1066 S
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Project No:
Sheet No:
A3



1 NW ELEVATION
1 : 100



2 SW ELEVATION
1 : 100

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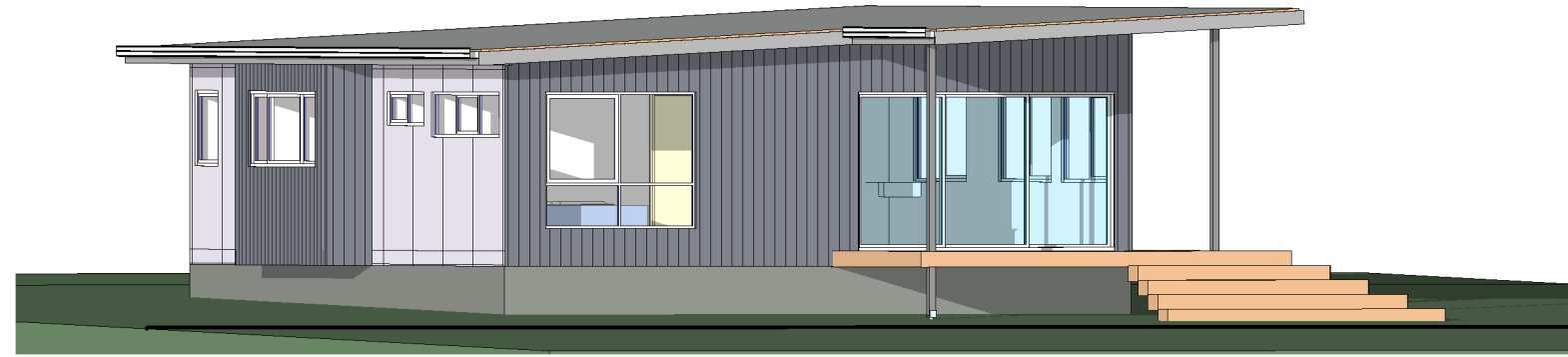

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Job Title
Visitor Accommodation
at **9 Kunzea Circuit**
Coles Bay 7215
for

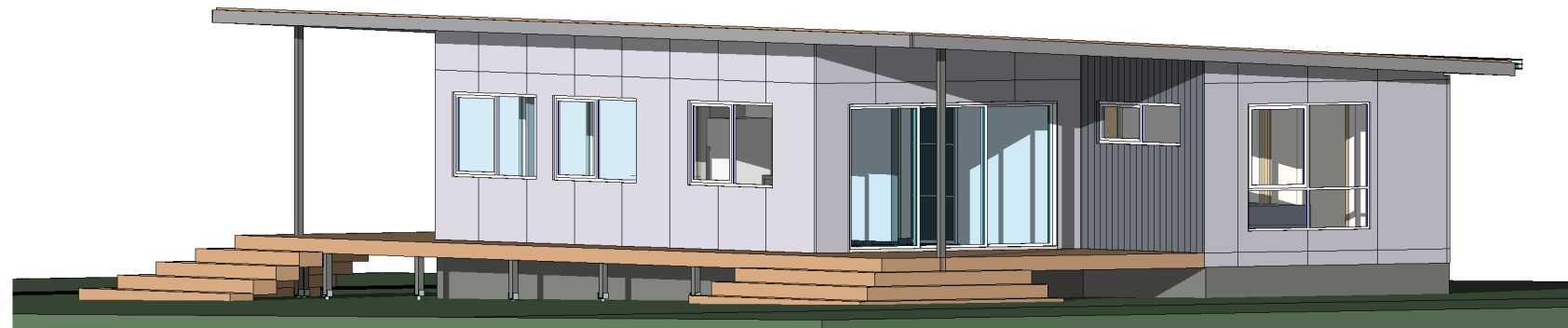
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Elevations

Date:
Drawn By:
Michael Eastwood
Accreditation No.
CC 1066 S
Scale: **1 : 100**

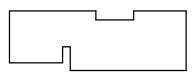

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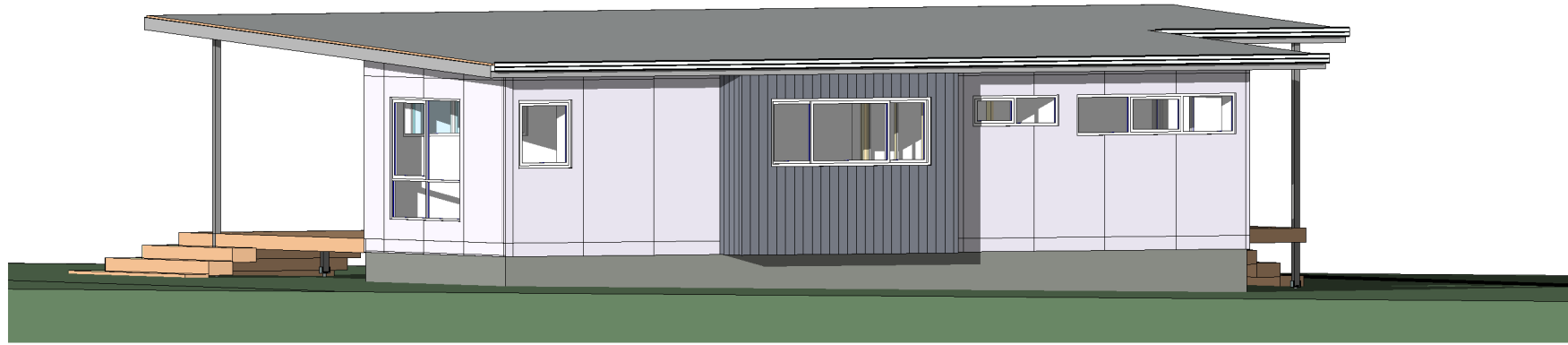


1 NORTH VISUAL

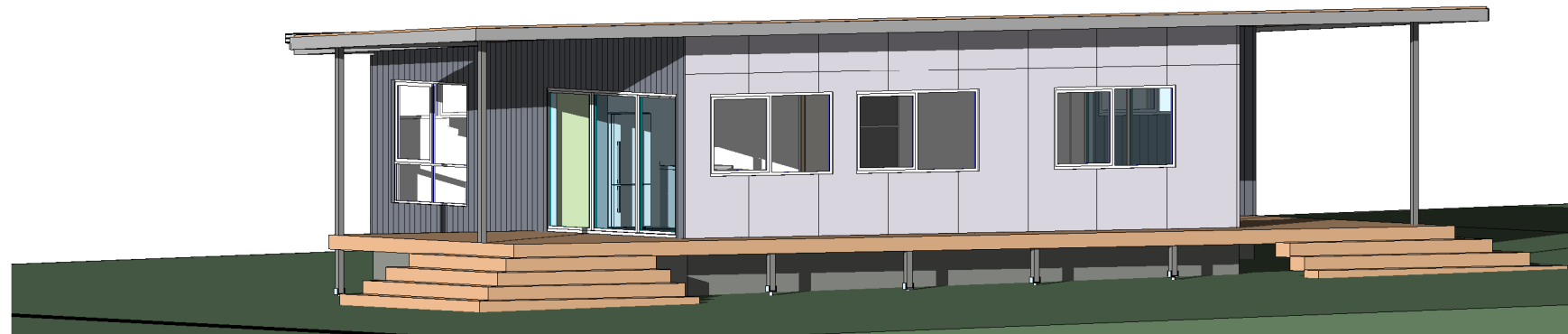


2 SOUTH VISUAL

Rev.	Date	Description			Job Title	Drawing Title	Date:	Project No:
			 <p>Printed Date 29/10/2024 2:58:11 PM</p>	 ONSHORE DESIGNS <small>MICHAEL EASTWOOD</small> BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS Accredited Building Practitioners Design + Documentation Interior Design / Planning / Energy Assessments Bushfire Assessments / Healthy House Offices: 65 South Arm Road, Rokeby Mail: 10 Restdown Drive, Otago Bay, 7017 0429 901 003	at 9 Kunzea Circuit Coles Bay 7215 for	3D Visuals		
							Drawn By: Michael Eastwood	A5
							Accreditation No. CC 1066 S	
							Scale:	



1 EAST VISUAL



2 WEST VISUAL



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Job Title
Visitor Accommodation
at **9 Kunzea Circuit**
Coles Bay 7215
for

Drawing Title
3D Visuals

Date:
Drawn By:
Michael Eastwood
Accreditation No.
CC 1066 S
Scale:

Project No:
Sheet No:
A6