

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DA-2026-93  
**Proposal:** Pool house  
**Subject Site:** 40 Llantwit Road, Woodbridge  
**Responsible Planning Officer:** Benjamin Allen

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## Advertised Documents:

- Application Plans
- Bushfire Hazard Report

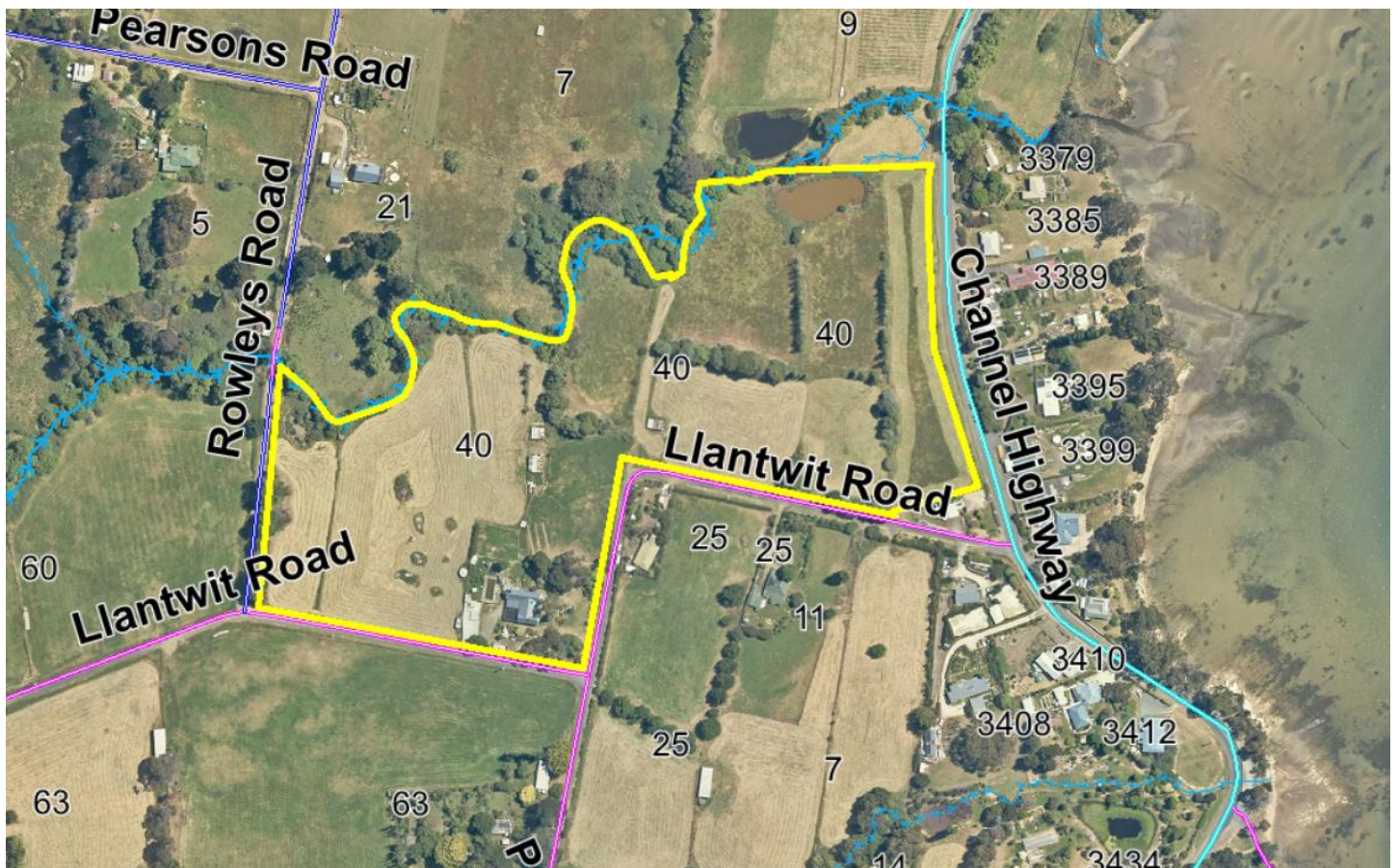
Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

## Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **17 July 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to [kc@kingborough.tas.gov.au](mailto:kc@kingborough.tas.gov.au).



# Pool house

## 40 Llantwit Rd, Woodbridge

Soil classification  
AS 2870-2011 by others

Wind classification  
AS 4055-2012 by others

Climate zone  
ABCB Climate Zone Map 7

Bushfire Attack Level  
AS 3959-2018 -

Alpine area  
BCA Figure 3.7.5.2 -

Corrosion environment  
BCA section 3.4.2.2 & BCA Table 3.4.4.2 -

Other -

Zones			
Status, Type	Story	Name	Area
New, Interior Unconditioned	Ground floor	Pool house	134.20
			134.20 m <sup>2</sup>



LAYOUT ID

# A01

LAYOUT  
**Project**

ISSUE  
01 - Design

DATE ISSUED - PRINTED  
15/12/2025 - 12/3/2026

REV	CHANGES	DATE
01		15/12/2025

PROJECT ID  
**7895**

PROJECT  
**Pool house**

SITE  
111604/2

ADDRESS  
40 Llantwit Rd, Woodbridge

CLIENT  
Reynolds

ARCHITECT  
**J Lev** BDes(Arch) MArch  
Registration No. 1269  
CBOS 648911667  
lev.au/contact



## Kingborough Council

Development Application: DA-2026-93

Plan Reference No: P1

Date Received: 16/03/2026

Date placed on Public Exhibition: 04/07/2026

### IMPORTANT NOTES

All work to comply with the NCC and relevant standards, laws, codes, specifications and development consent conditions. All structural work to be to engineer's design. All dimensions are in mm to structure without finishes unless otherwise stated. Do not scale drawings; work to express dimensions. Drawings are not for construction purposes until issued and certified for construction. Prior to construction, check all dimensions and levels on site and notify any discrepancies.  
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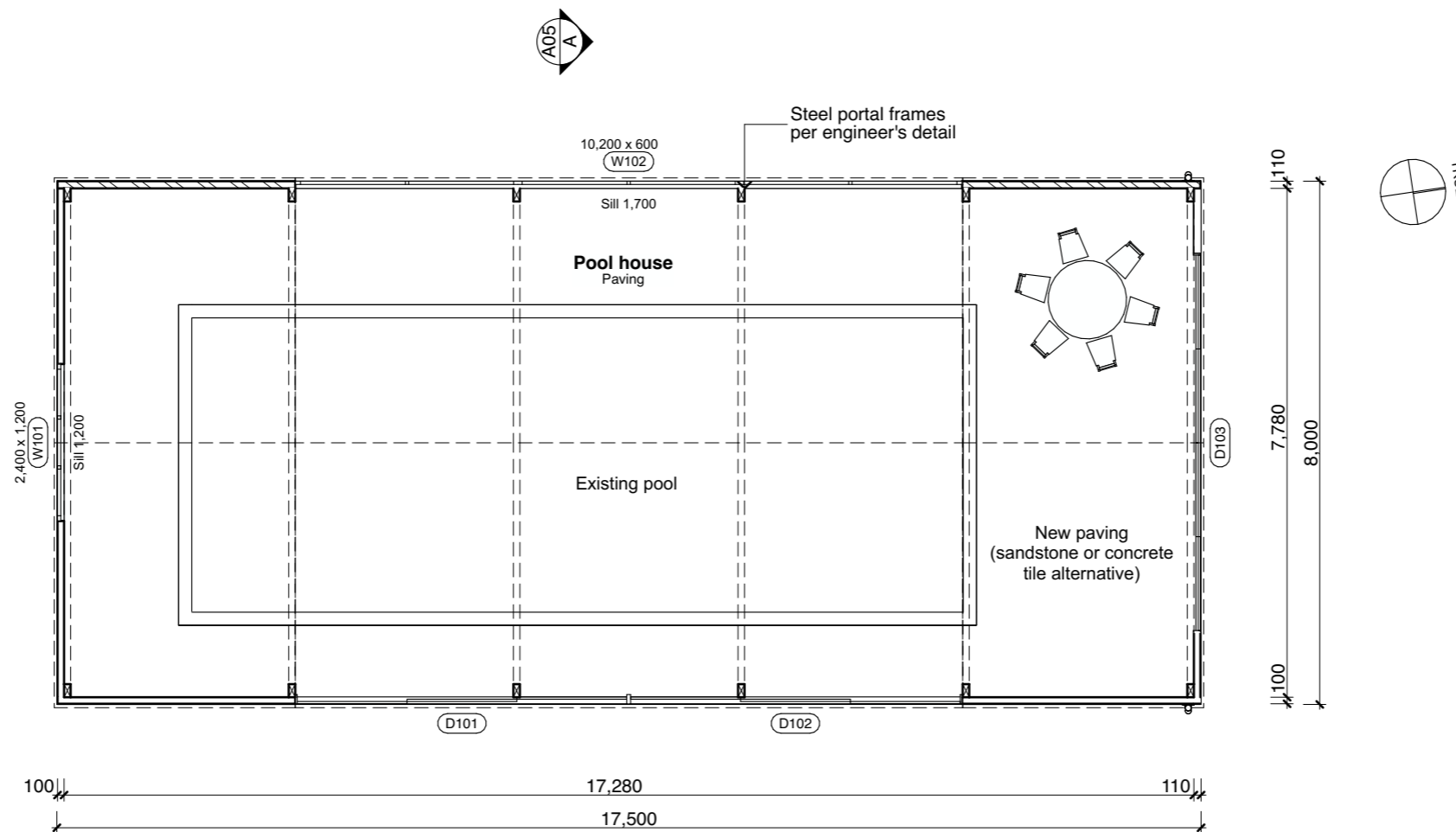
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Site plan 1:300

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Ground floor 1:100

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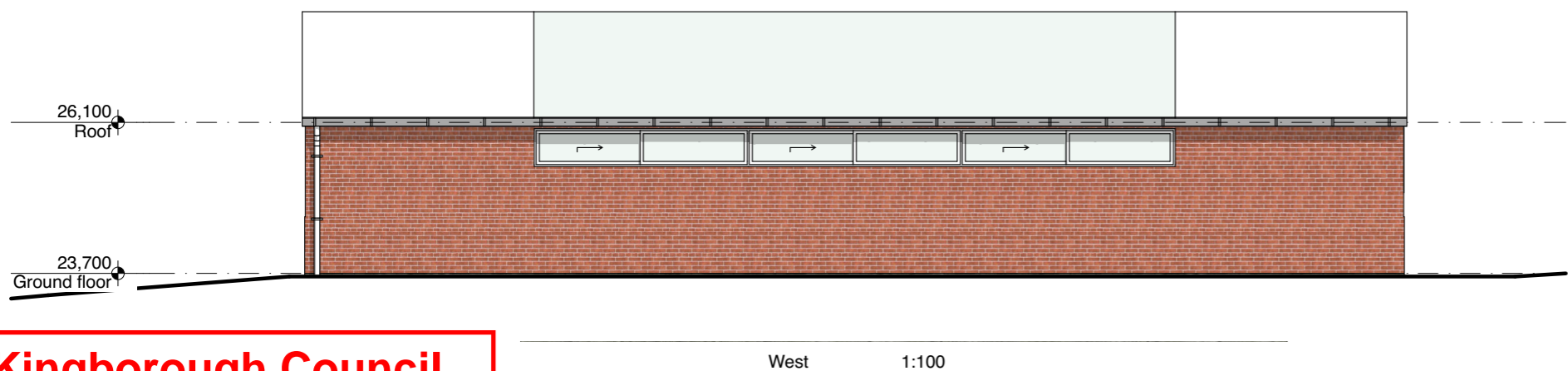
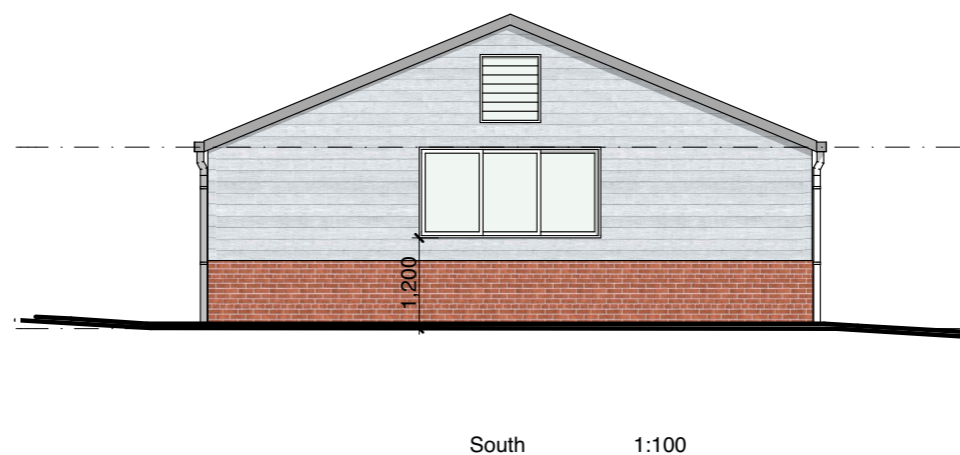
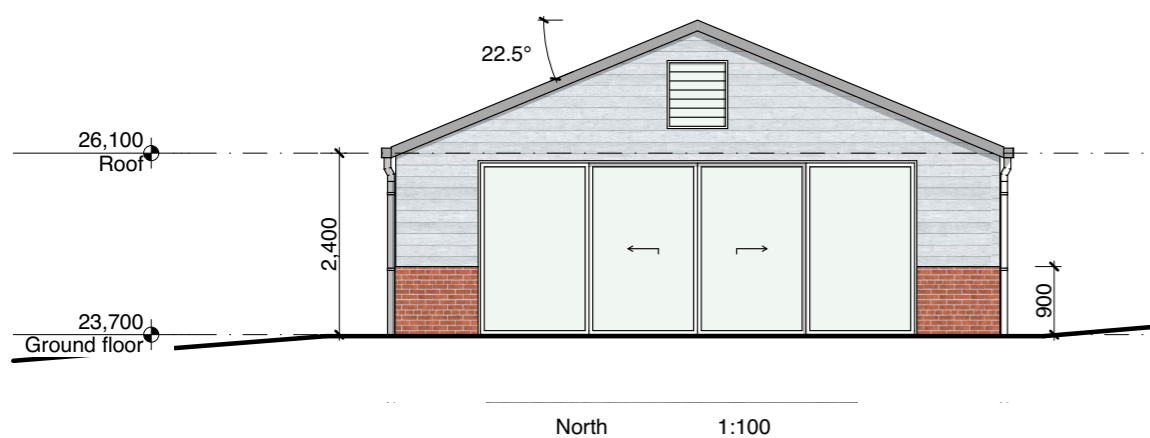
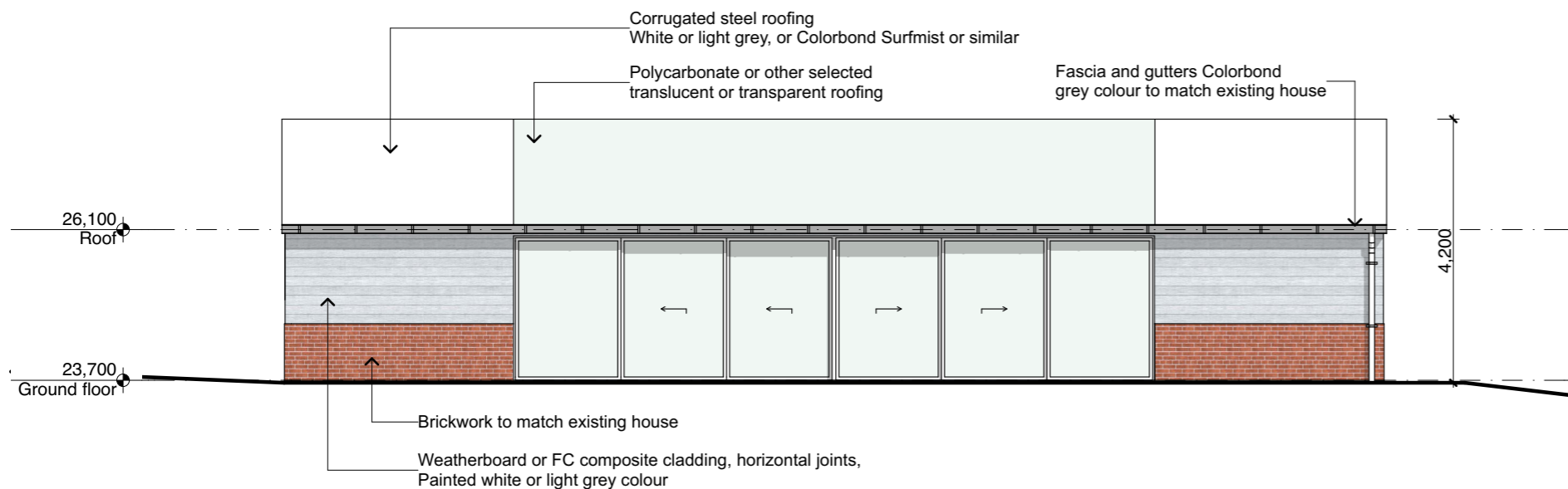
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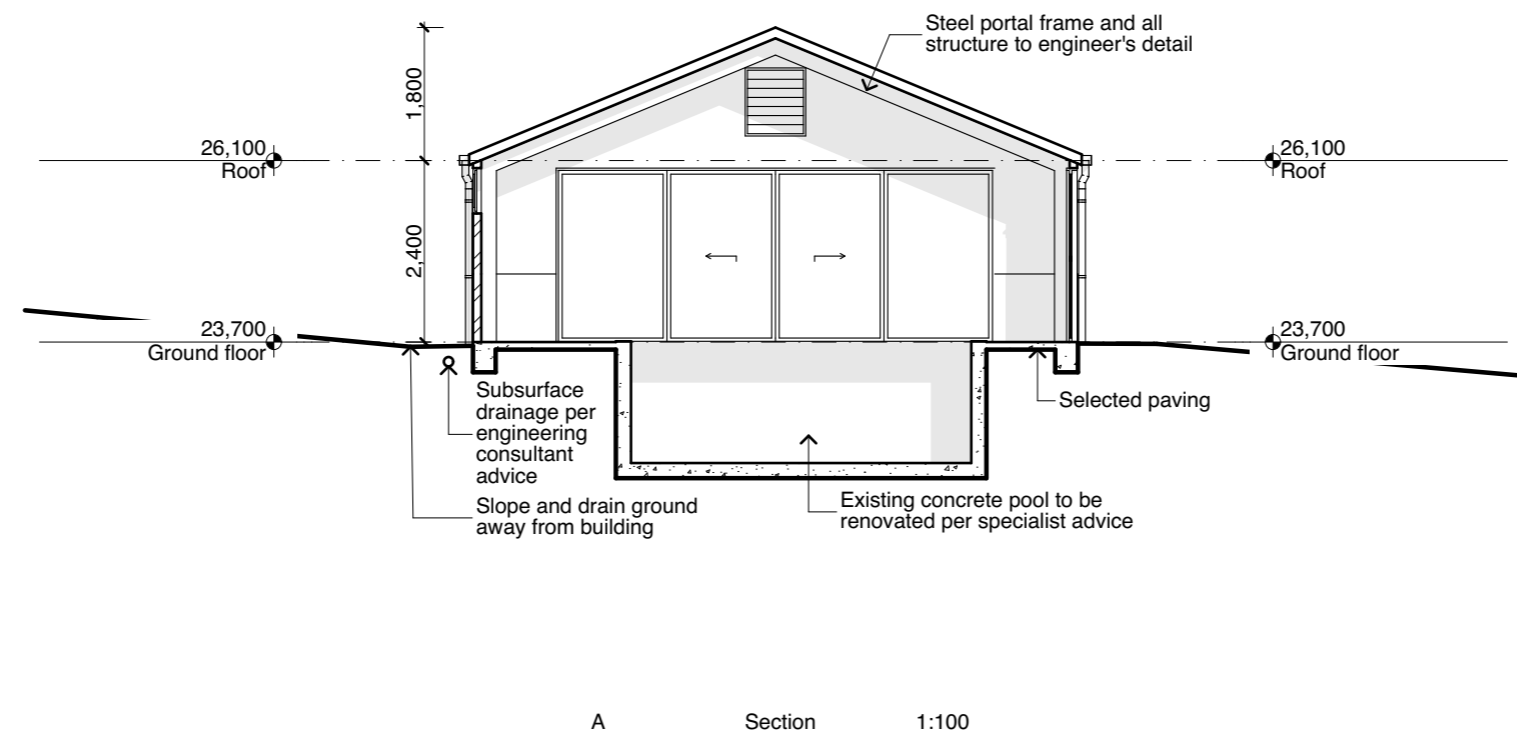
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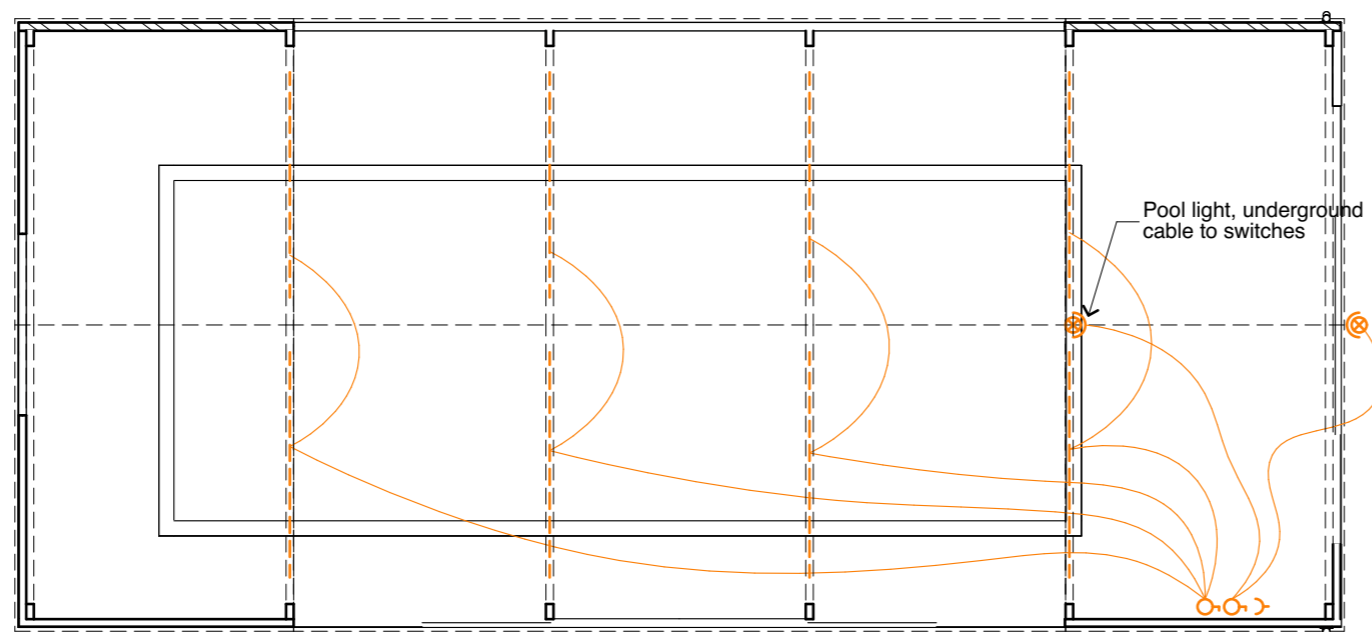
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- Switch (lights)
- General power outlet
- Wire connection
- Strip light
- Flush or recessed light
- Pendant light
- Spot / flood light
- EF Exhaust fan ducted to exterior
- SD Smoke detector, interconnected

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Reflected Ceiling 1:100



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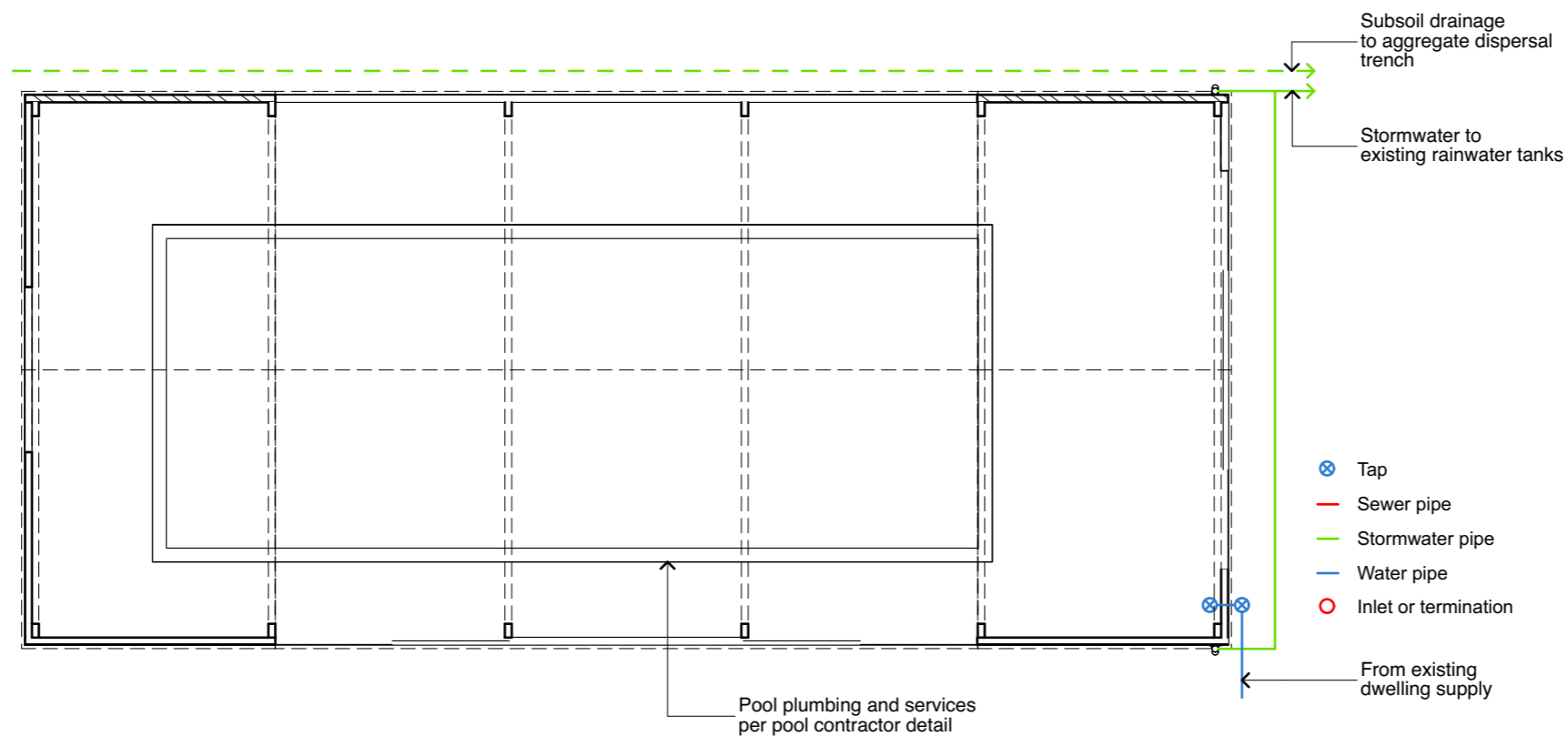
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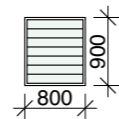
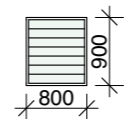
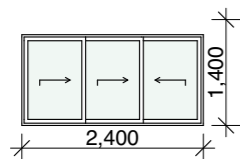
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**Windows**



Window ID	W101	W102	W103	W104
Unit WxH	2,400x1,200	10,200x600	800x900	800x900
Sill height	1,200	1,700	325	325
Surface Area	2.88	6.12	0.72	0.72
Room				
Note				

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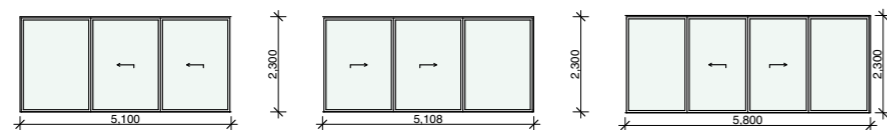
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**Doors**



Door ID	D101	D102	D103
Nominal WxH	5,100x2,300	5,100x2,300	5,800x2,300
Unit WxH	5,100x2,300	5,100x2,300	5,800x2,300
Surface Area	11.73	11.73	13.34
Room			
Note			

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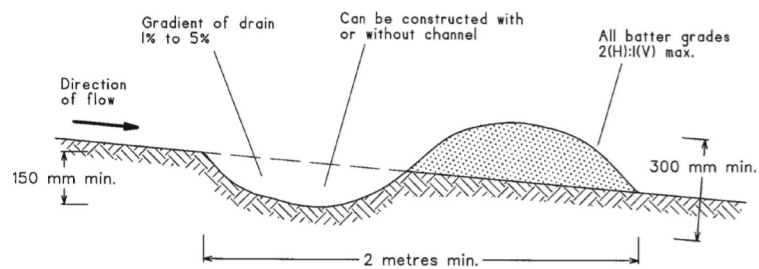
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### DIVERT UPSLOPE STORMWATER

Avoid contamination of stormwater with sediment. Use flow diversion devices to reduce the volume of stormwater reaching the disturbed area.



NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres.

### WASTE AND WASHING

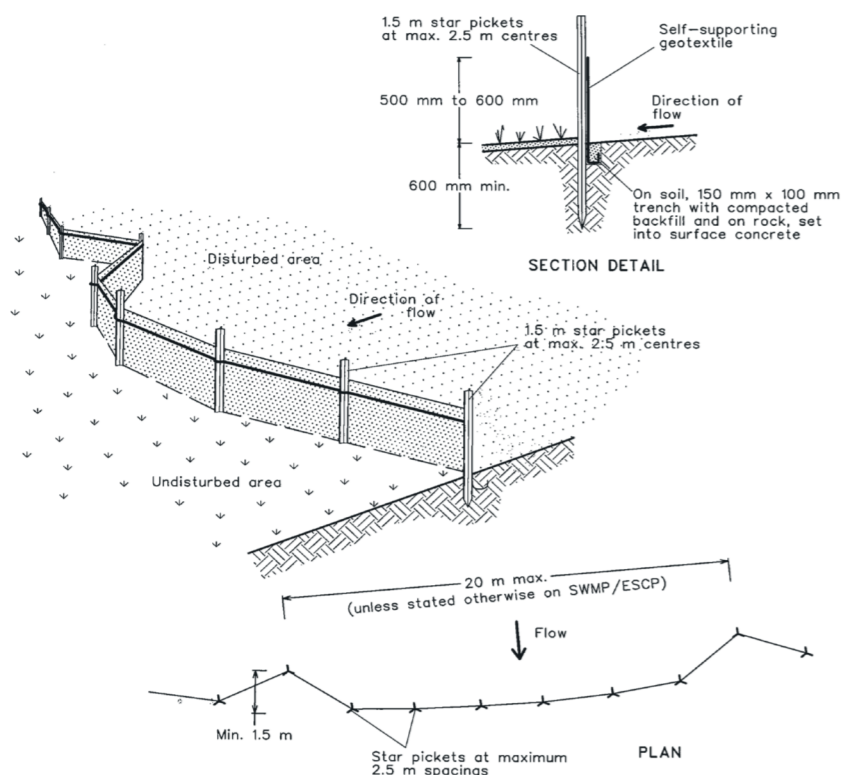
Cut bricks, tiles or masonry and clean equipment on a pervious surface such as grass or loosened soil within the property boundary. Waste concrete, paint and other solutions used on site must not be allowed to wash into the gutters or the street.

### SITE DISTURBANCE

Delay removing vegetation or beginning earthworks until just before the start of construction. Minimise site disturbance and stabilise disturbed surfaces. Use biodegradable erosion control mats to protect exposed earth. Preserve grassed areas and vegetation where possible.

### SEDIMENT BARRIERS

Install sediment barriers downslope of the building site to trap sediment.



### CONNECT RAINWATER DRAINAGE

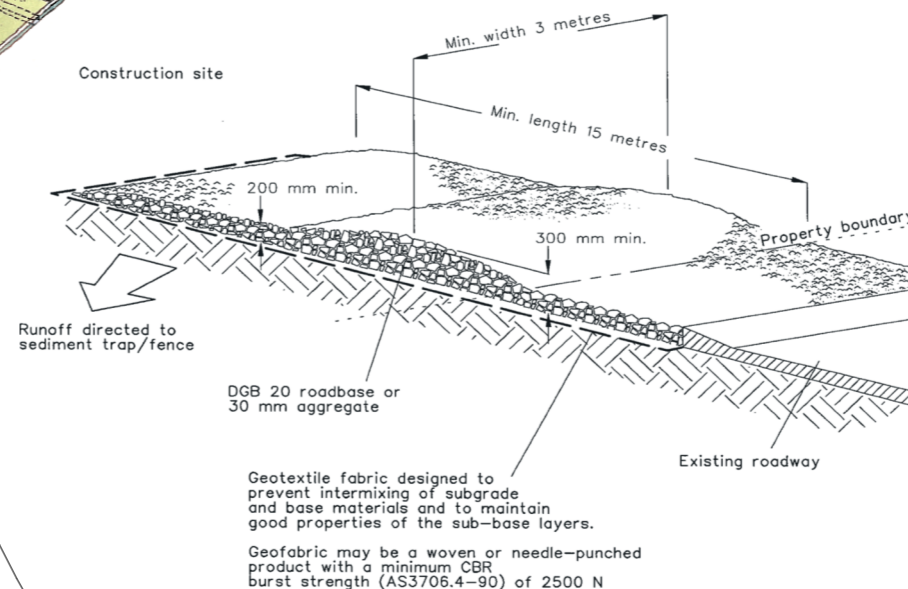
Complete the final stormwater drainage system before the roof is installed. Discharge rainwater to the stormwater system, unless rainwater is being harvested. Connect using temporary or permanent downpipes.

### WASTE COLLECTION

Contain waste in covered bins or traps made from geotextile. Prevent airborne contamination of neighbouring land.

### SITE ACCESS POINT

Construct a single vehicle entry/exit pad to minimise tracking of sediment onto roadways. A raised hump across the entry/exit pad to direct stormwater into a sediment trap to the side of the pad.

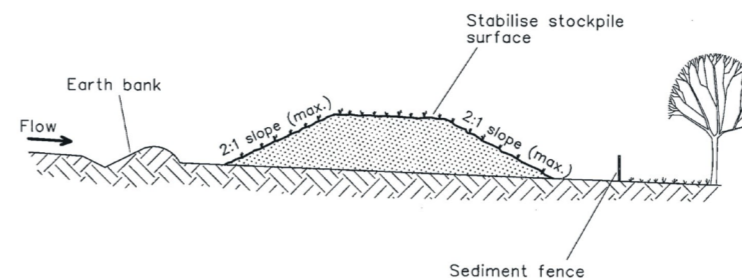


### FOOTPATH PROTECTION

Protect kerbside vegetation. Do not use nature strips or footpaths for parking or stockpiling unless unavoidable (council permission is required).

### SECURE STOCKPILES

Prevent material stockpiles from collecting or discharging sediment. Protect materials that may erode, particularly sand and soil, with waterproof coverings. Place stockpiles wholly on the construction site and behind a sediment barrier.



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