

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-26
Proposal: Extension to dwelling, demolition of outbuilding and new outbuilding
Subject Site: 231 Cripps Road, Woodbridge
Responsible Planning Officer: Benjamin Allen

Advertised Documents:

- Application Plans
- Bushfire Hazard Report
- Survey of BMZ Areas
- Natural Values Report

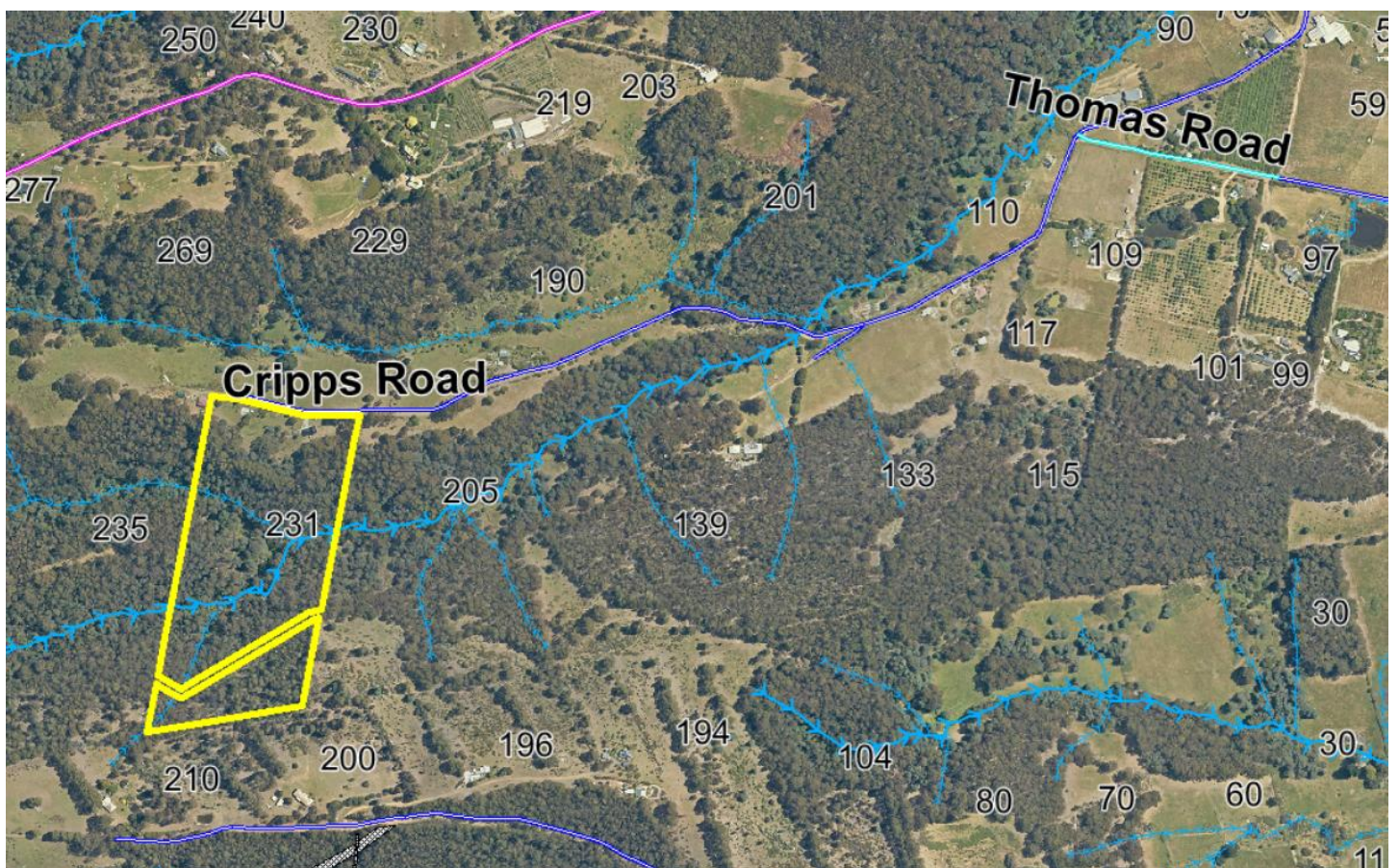
Available upon request:

- 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 **21 April 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.



Project: Woodbridge Renovation
 Project Address: 231 CRIPPS RD WOODBRIDGE TAS 7162
 Title number: 53739/8
 Property I.D.: 2184237

for L. FISCHER & T. KOELLER

B.A.L.Rating 29
 Design Wind Speed 50m/s
 Soil Classification H1
 Climate Zone 7
 Zoning Rural Resource
 Importance Level 2

Drawing List

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A113	Workshed - Roof PLAN	
A114	SCHEDULES	
A115	MVHR - Schematic Draft	



JJ Design & Drafting
Tasmania



Julian Bunda
 0400 619 803
 julian@jjdesigndraft.com.au
 ABP: CC6244P

for Preliminary Assessment

Kingborough Council

Development Application: DA-2026-26

Plan Reference No: P2

Date Received: 24/3/2026

Date placed on Public Exhibition: 4/4/2026

Property Identification Number

2184237

Locality

WOODBIDGE

Planning Zones

26.0 Rural Resource

Total Area

81520 sqm

Certificate of Title Reference (Volume/Folio)

53739/8

Municipality

Kingborough

Planning Codes Overlay

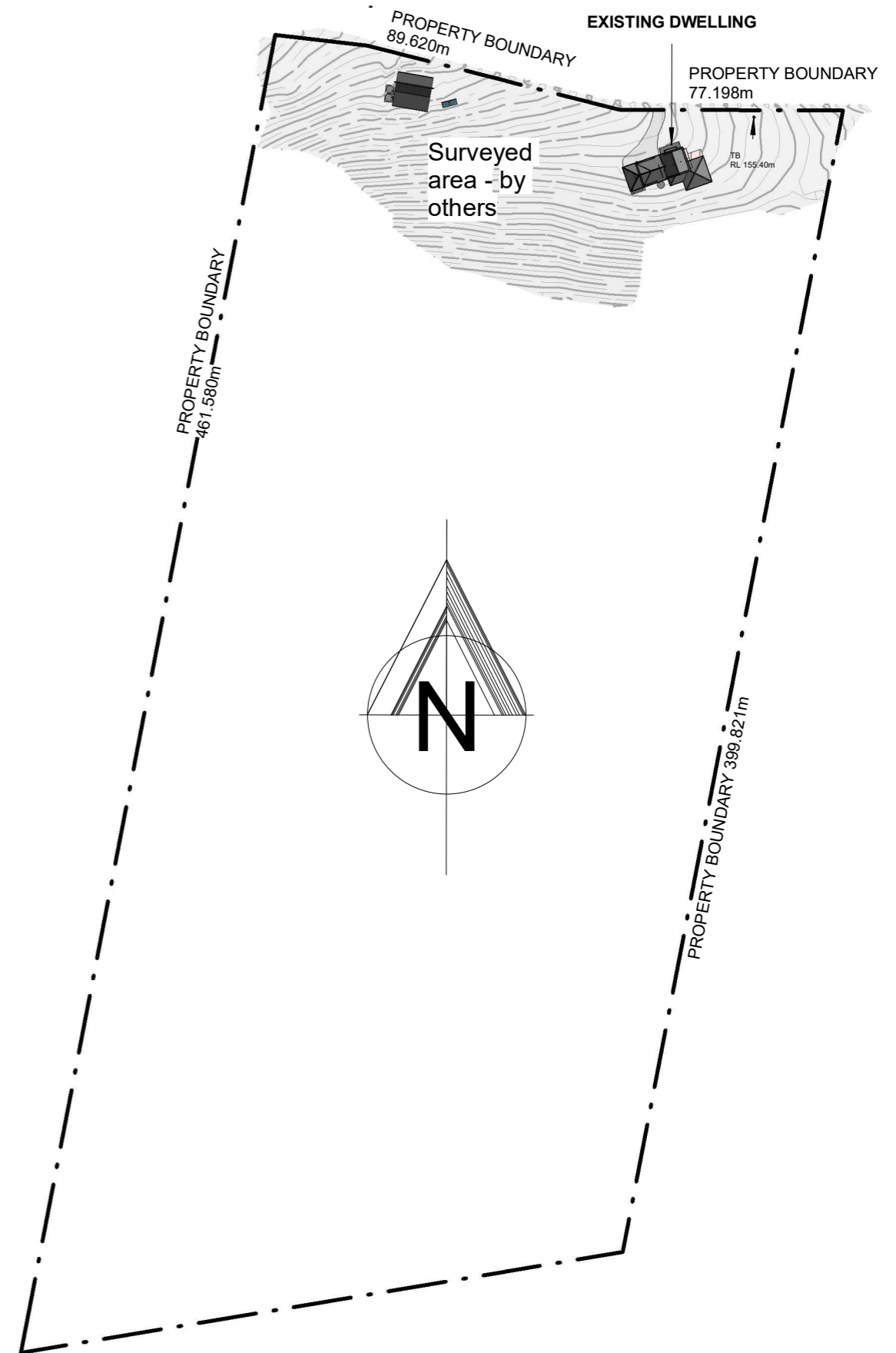
Biodiversity Protection Area, Waterway and Coastal

Protection Area, Scenic Landscape Area, Bushfire

Prone Areas, Landslide Hazard Area

Planning Scheme

Interim Planning Scheme



Kingborough Council

Development Application: DA-2026-26

Plan Reference No: P2

Date Received: 24/3/2026

Date placed on Public Exhibition: 4/4/2026

1 Overall Location PLAN
1 : 2000

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TASMANIA



julian@jjdesigndraft.com.au

Mobile: 0400 619 803

Revisions

Rev. No.	Description	Date

GENERAL NOTES:

- Check all dimensions and measurements on site prior to fabrication and or construction.
- Dimensions are in millimetres "frame to frame" and do not allow for interior linings unless specified.

All work in accordance with the Building Code of Australia (BCA) as amended, relevant Australian Standard (AS) codes and good building practices. Drawings to be read in conjunction with specification and schedules.



DO NOT SCALE Drawings if in doubt ASK!

Job Details

B.A.L. Rating:	29
Design Wind Speed:	50m/s
Soil Classification:	H1
Climate Zone:	7

Zoning: Rural Resource

Importance Level: 2

Title nr.: 53739/8

Drawn by: JB

Paper size: **A3**

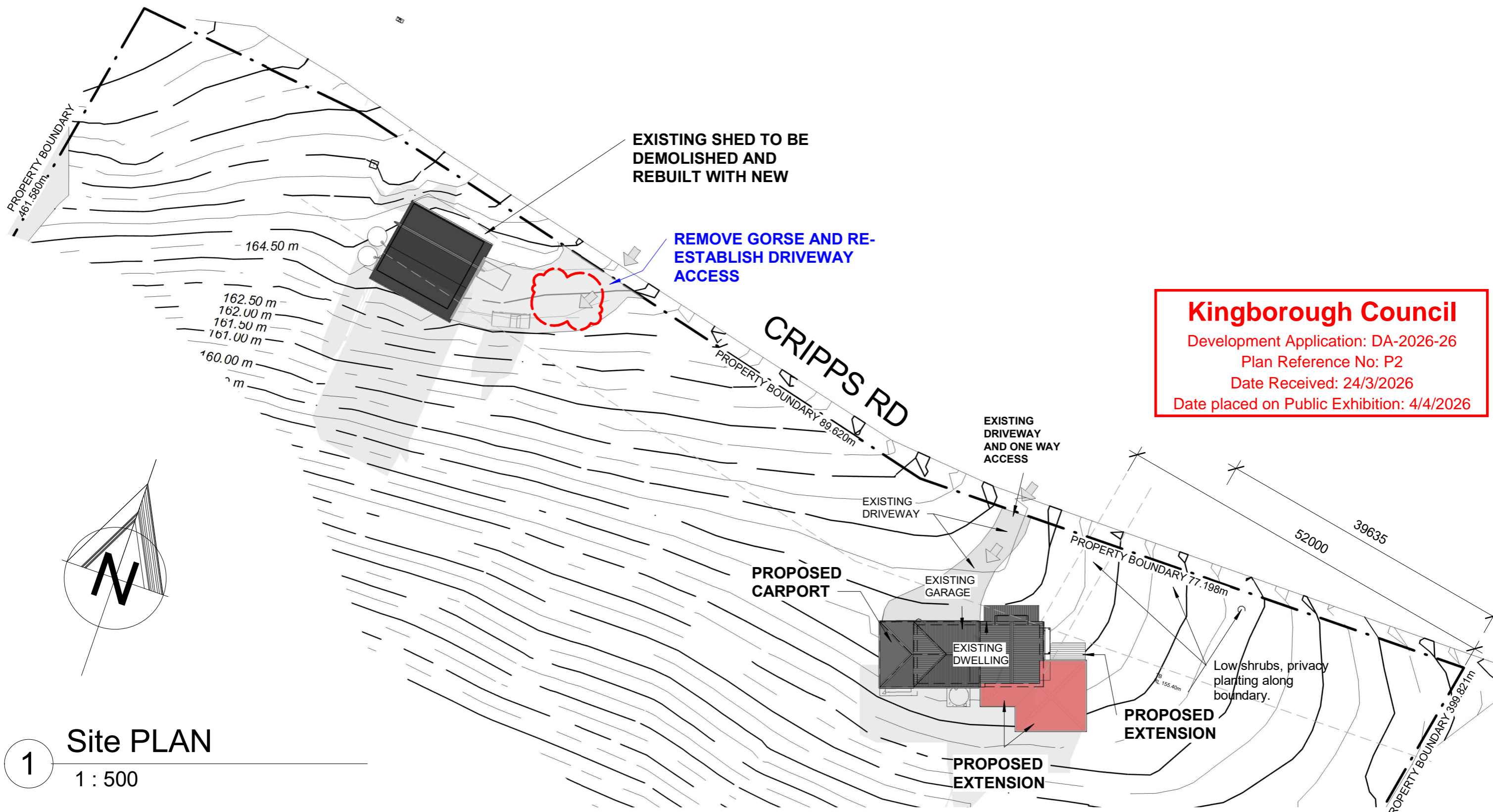
Scale: 1 : 2000

Client name: L. FISCHER & T. KOELLER
Address: 231 CRIPPS RD WOODBRIDGE TAS 7162

Drawing title:
Location

Date drawn:
6/03/2026 2:39:21 PM

Drawing number:
A102



Kingborough Council
 Development Application: DA-2026-26
 Plan Reference No: P2
 Date Received: 24/3/2026
 Date placed on Public Exhibition: 4/4/2026

1 Site PLAN
 1 : 500

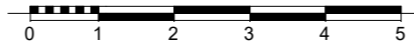
JJ Design & Drafting
 TASMANIA

 julian@jjdesigndraft.com.au
 Mobile: 0400 619 803

Revisions		Date 1
1	Revision 1	

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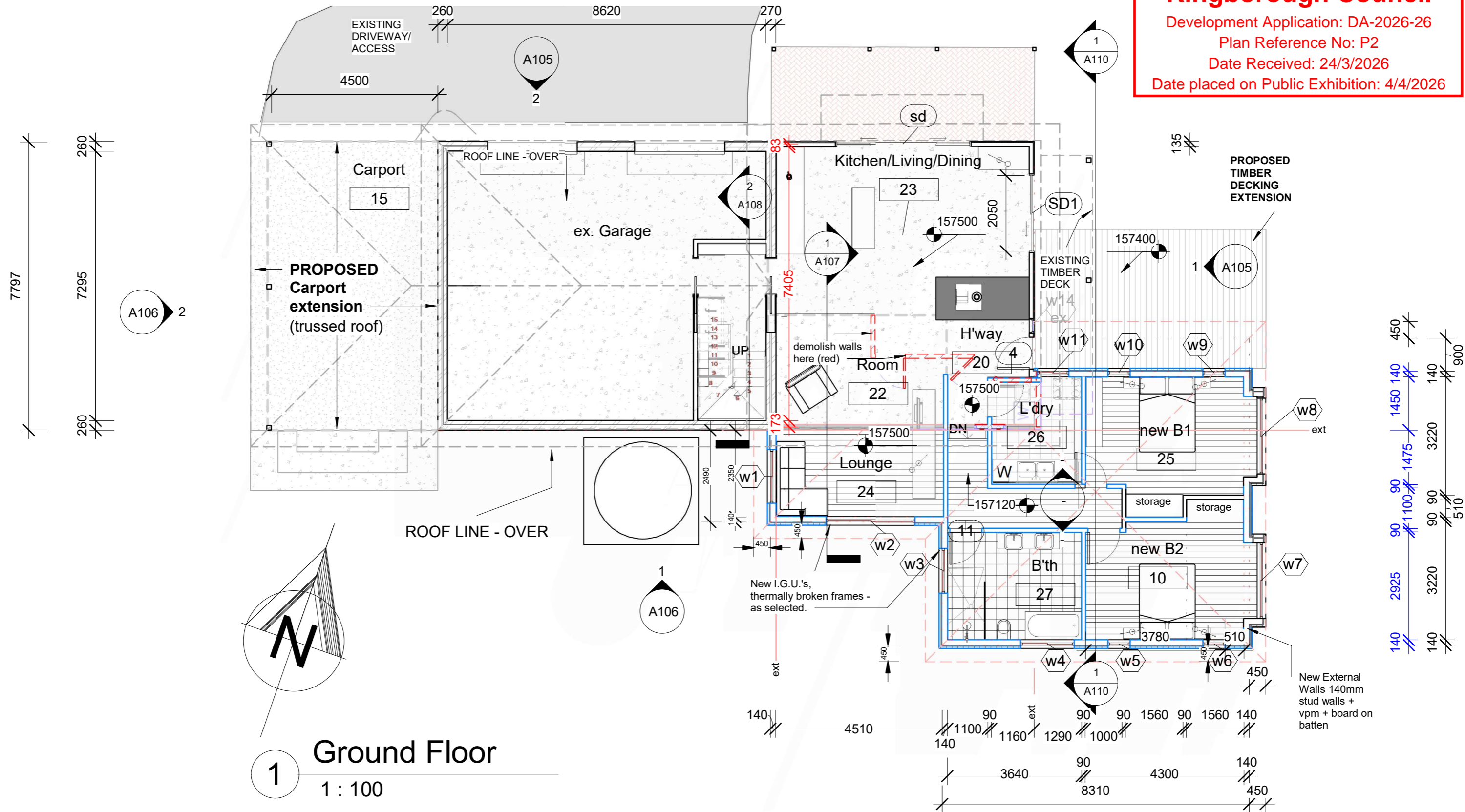


Job Details

B.A.L. Rating:	29
Design Wind Speed:	50m/s
Soil Classification:	H1
Climate Zone:	7

Zoning: Rural Resource
 Importance Level: 2
 Title nr.: 53739/8
 Drawn by: JB
 Paper size: **A3**
 Scale: 1 : 500

Client name: L. FISCHER & T. KOELLER
 Address: 231 CRIPPS RD WOODBRIDGE TAS 7162
 Drawing title: Site Plan
 Date drawn: 6/03/2026 2:39:31 PM
 Drawing number: **A103**



1 Ground Floor

1 : 100

CHECK ALL MEASUREMENTS ON SITE PRIOR TO CONSTRUCTION

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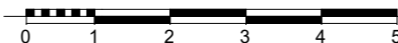
Revisions

No.	Description

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DO NOT SCALE Drawings
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Design Wind Speed:	50m/s
Soil Classification:	H1
Climate Zone:	7

Zoning: Rural Resource

Importance Level: 2

Title nr.: 53739/8

Drawn by: JB

Paper size:

A3

Scale:

1 : 100

Client name: L. FISCHER & T. KOELLER

Address: 231 CRIPPS RD WOODBRIDGE TAS 7162

Drawing title:
House Plan

Date drawn:
6/03/2026 2:39:32 PM

Drawing number:

A104

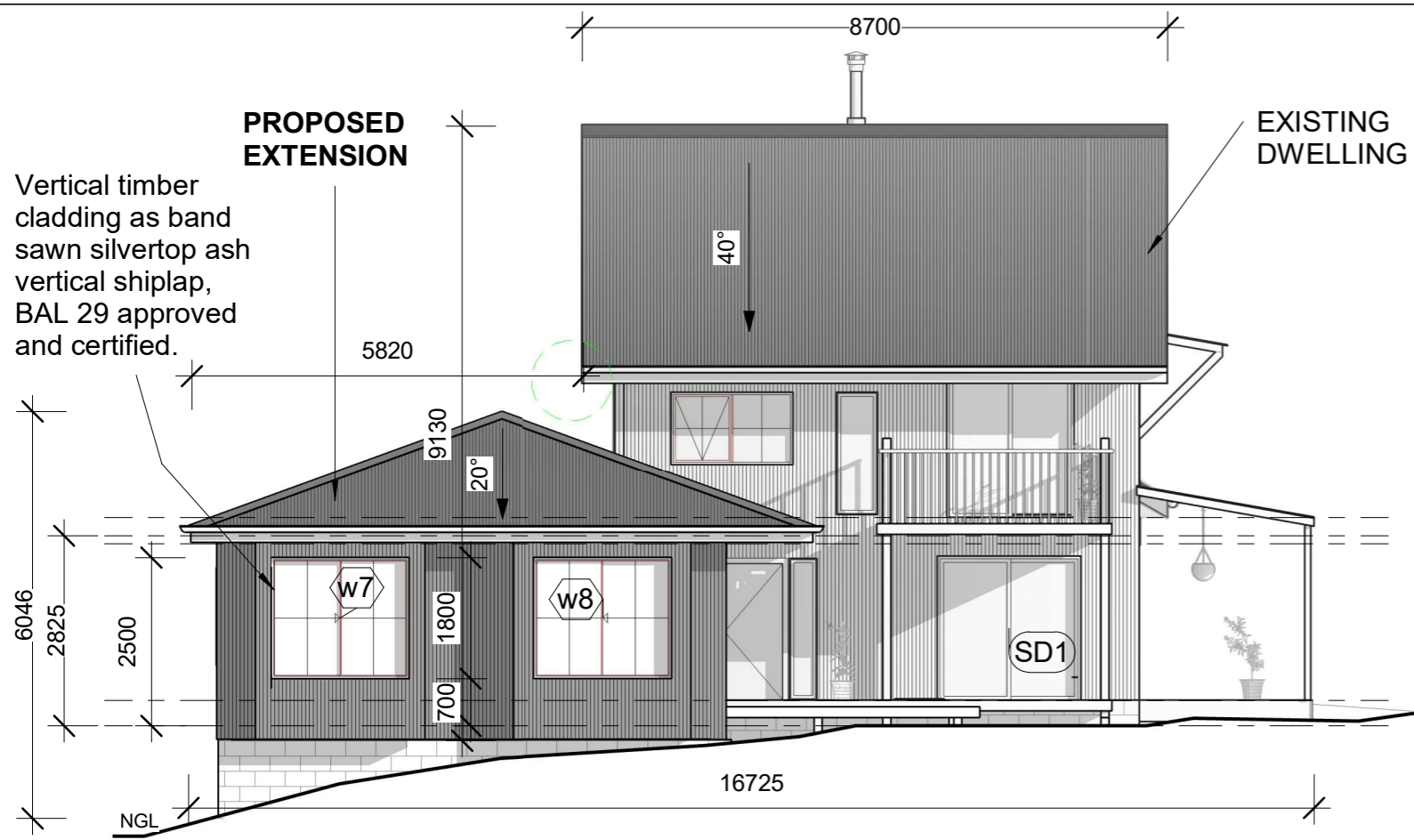
Kingborough Council

Development Application: DA-2026-26

Plan Reference No: P2

Date Received: 24/3/2026

Date placed on Public Exhibition: 4/4/2026



EXISTING DECKING - Structural timber sizes

B1: 2/140 X 45 SEASONED SPOTTED GUM
(BUSHFIRE RESISTANT TIMBER) DECK BEARER, MAX 2400 SPAN
(CONT), 2/M12 GALV BOLTS EACH SUPPORT CONNECTION

J2: 120 X 45 SEASONED SPOTTED GUM
(BUSHFIRE RESISTANT TIMBER)
DECK JOISTS @ 450 CTRS.
MAX 1500 SINGLE SPAN

LG1: 120 X 45 SEASONED SPOTTED GUM
(BUSHFIRE RESISTANT TIMBER)
LEDGER, M12 WALL FIXINGS @ 900 CTRS

Elevation East

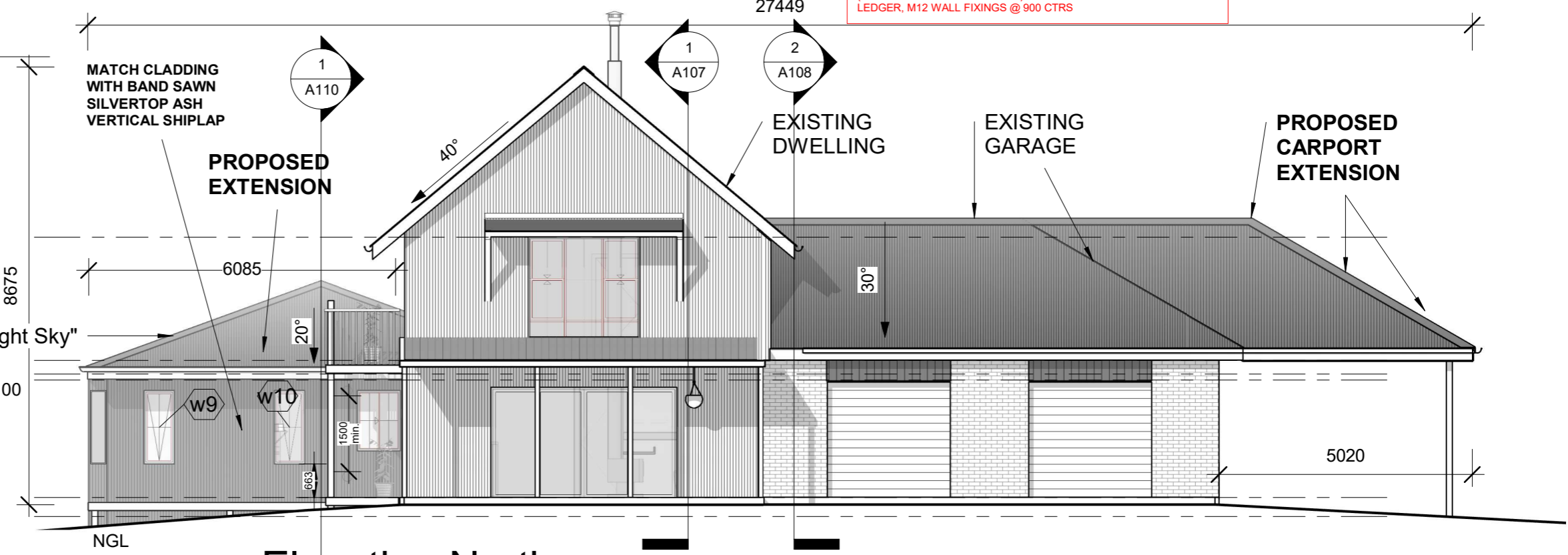
1 : 100



Night Sky®

Match Roof Colour with existing "Night Sky"

Colour Values	
CMYK	75 65 40 100
RGB	0 0 0
HEX	#000000
Nominal Thermal Values	
Solar Absorptance	0.95
Solar Reflectance Index	-1



Elevation North

2 : 100

EXISTING DWELLING - AS APPROVED ON 23 MARCH 2018

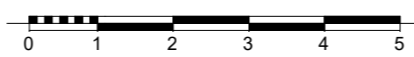
JJ Design & Drafting
TASMANIA
julian@jjdesigndraft.com.au
Mobile: 0400 619 803

Revisions

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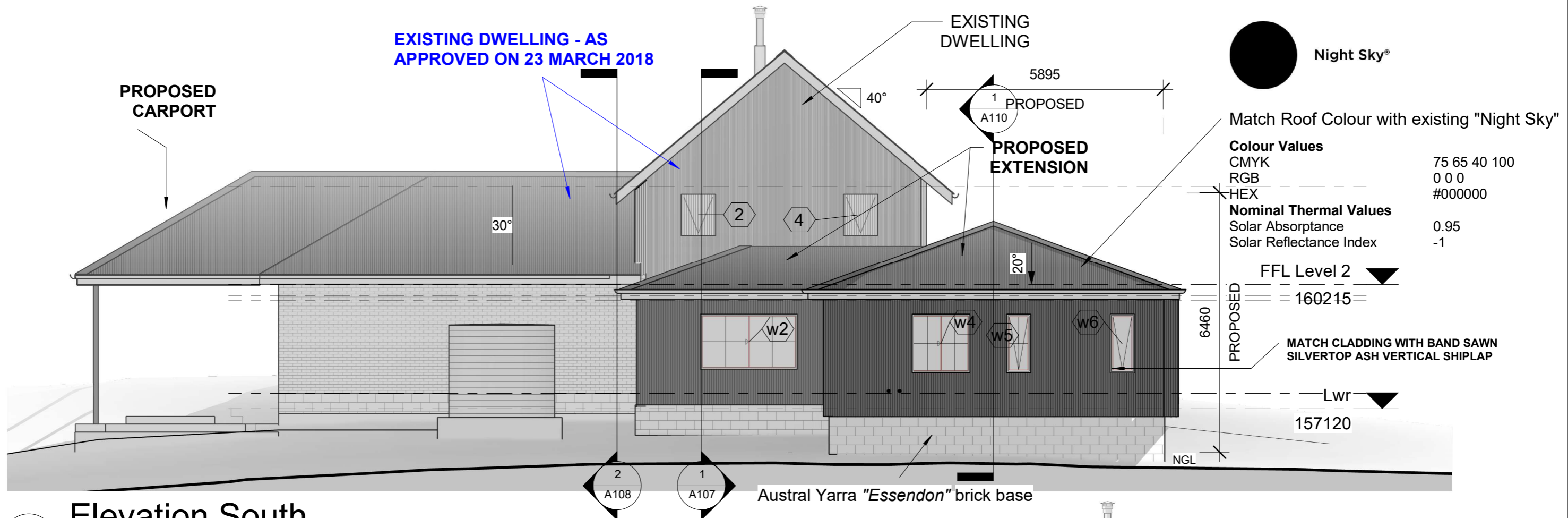


DO NOT SCALE Drawings if in doubt ASK!

Job Details	
B.A.L. Rating:	29
Design Wind Speed:	50m/s
Soil Classification:	H1
Climate Zone:	7

Zoning:	Rural Resource
Importance Level:	2
Title nr.:	53739/8
Drawn by:	JB
Paper size:	A3
Scale:	1 : 100

Client name: L. FISCHER & T. KOELLER
Address: 231 CRIPPS RD WOODBRIDGE TAS 7162
Drawing title: Elevations 1
Date drawn: 6/03/2026 2:39:36 PM
Drawing number: A105



1 Elevation South
1 : 100

EXISTING DECKING - Structural timber sizes

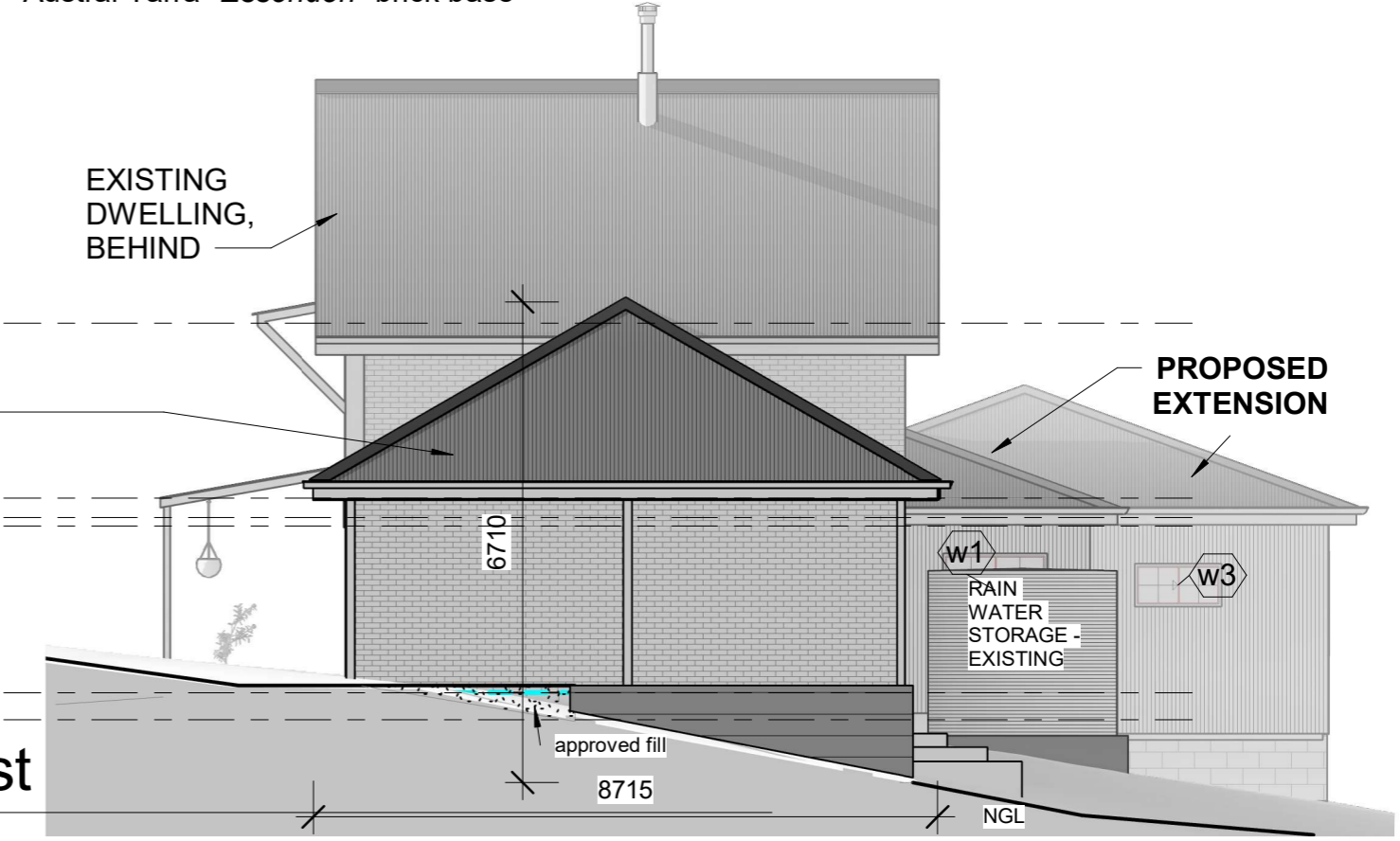
B1: 2/140 X 45 SEASONED SPOTTED GUM
 (BUSHFIRE RESISTANT TIMBER) DECK BEARER, MAX 2400 SPAN
 (CONT), 2/M12 GALV BOLTS EACH SUPPORT CONNECTION

J2: 120 X 45 SEASONED SPOTTED GUM
 (BUSHFIRE RESISTANT TIMBER)
 DECK JOISTS @ 450 CTRS,
 MAX 1500 SINGLE SPAN

LG1: 120 X 45 SEASONED SPOTTED GUM
 (BUSHFIRE RESISTANT TIMBER)
 LEDGER, M12 WALL FIXINGS @ 900 CTRS

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2 Elevation West
1 : 100



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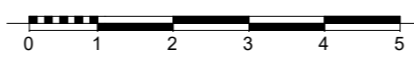
Mobile: 0400 619 803

Revisions		

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Design Wind Speed:	50m/s
Soil Classification:	H1
Climate Zone:	7

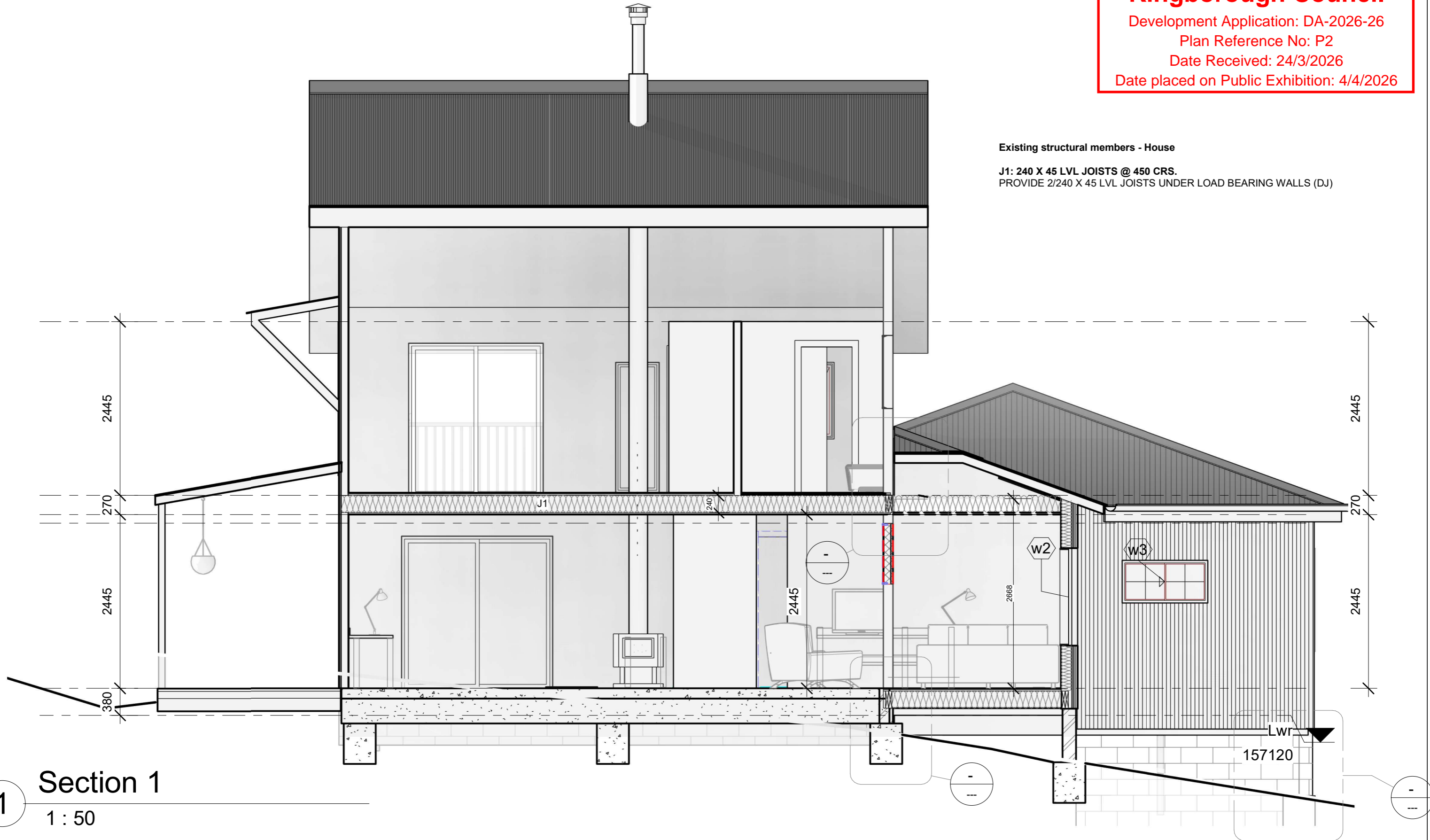
Zoning: Rural Resource
 Importance Level: 2
 Title nr.: 53739/8
 Drawn by: JB
 Paper size: **A3**
 Scale: 1 : 100

Client name: L. FISCHER & T. KOELLER	
Address: 231 CRIPPS RD WOODBRIDGE TAS 7162	
Drawing title: Elevations 2	
Date drawn: 6/03/2026 2:39:41 PM	Drawing number: A106

Existing structural members - House

J1: 240 X 45 LVL JOISTS @ 450 CRS.

PROVIDE 2/240 X 45 LVL JOISTS UNDER LOAD BEARING WALLS (DJ)



Section 1

1 : 50

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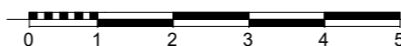
Revisions

Rev	Description

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Design Wind Speed:	50m/s
Soil Classification:	H1
Climate Zone:	7

Zoning: Rural Resource

Importance Level: 2

Title nr.: 53739/8

Drawn by: JB

Paper size:

A3

Scale:

1 : 50

Client name: L. FISCHER & T. KOELLER

Address: 231 CRIPPS RD WOODBRIDGE TAS 7162

Drawing title:

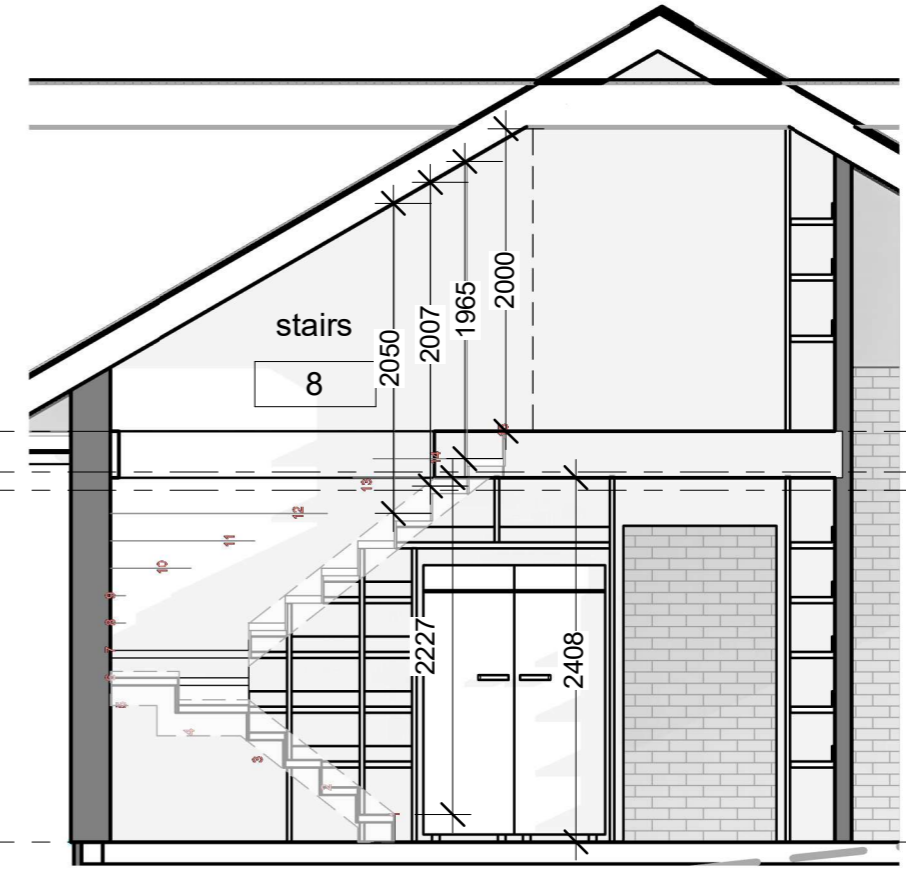
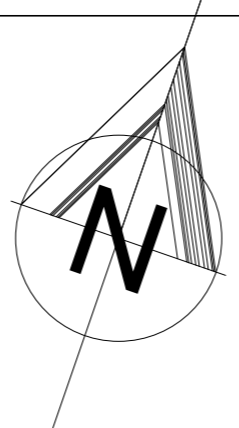
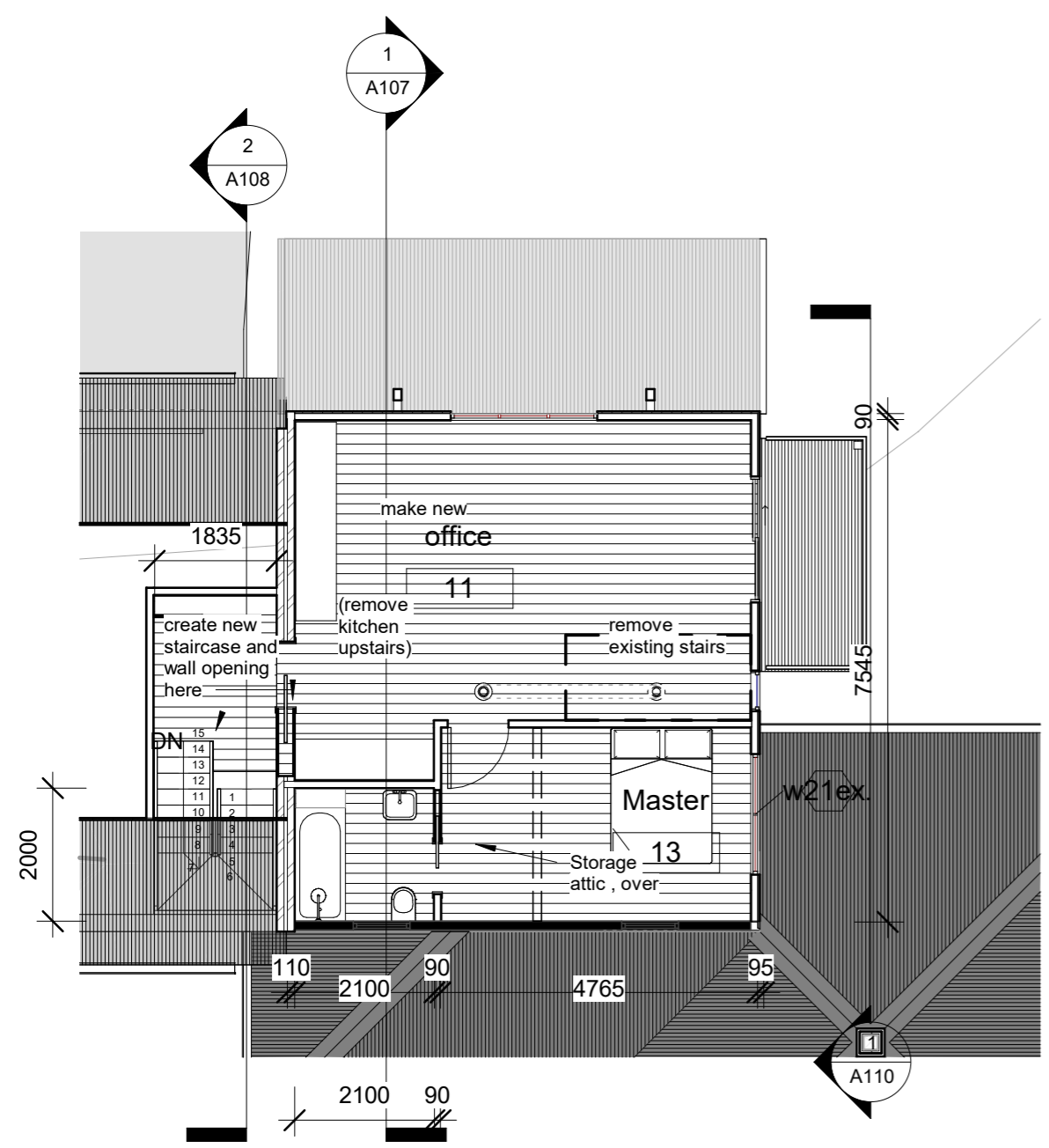
House - Section 1

Date drawn:

6/03/2026 2:39:43 PM

Drawing number:

A107



1 FFL Level 2
1 : 100

2 Section 5
1 : 50

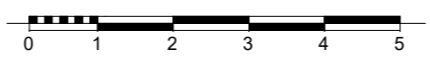
CHECK ALL MEASUREMENTS ON SITE PRIOR TO CONSTRUCTION

JJ Design & Drafting
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Revisions

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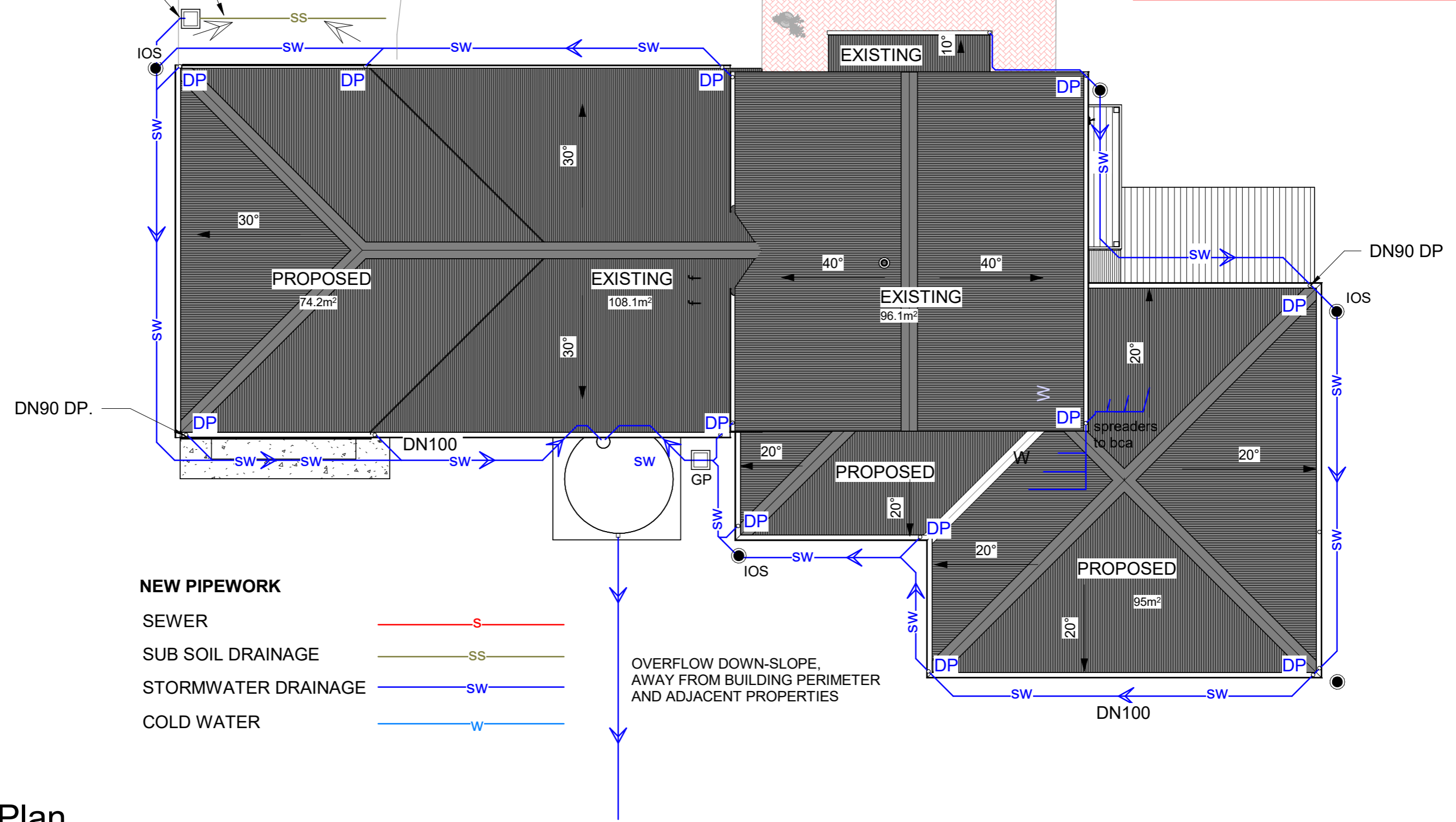
Job Details	
B.A.L. Rating:	29
Design Wind Speed:	50m/s
Soil Classification:	H1
Climate Zone:	7

Zoning:	Rural Resource
Importance Level:	2
Title nr.:	53739/8
Drawn by:	JB
Paper size:	A3
Scale:	As indicated

Client name: L. FISCHER & T. KOELLER	
Address: 231 CRIPPS RD WOODBRIDGE TAS 7162	
Drawing title: Upper Level - PLAN	
Date drawn:	6/03/2026 2:39:45 PM
Drawing number:	A108

PROPOSED 'ACO' K100
CHANNEL DRAIN &
INCLINE PIT WITH CLASS
'C' TRAFFICABLE GRATE

450 STORM PIT



NEW PIPEWORK

- SEWER — S —
- SUB SOIL DRAINAGE — SS —
- STORMWATER DRAINAGE — SW —
- COLD WATER — W —

OVERFLOW DOWN-SLOPE,
AWAY FROM BUILDING PERIMETER
AND ADJACENT PROPERTIES

1

Roof Plan

1 : 100

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Revisions	

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Design Wind Speed:	50m/s
Soil Classification:	H1
Climate Zone:	7

Zoning:	Rural Resource
Importance Level:	2
Title nr.:	53739/8
Drawn by:	JB
Paper size:	A3
Scale:	1 : 100

Client name:	L. FISCHER & T. KOELLER
Address:	231 CRIPPS RD WOODBRIDGE TAS 7162
Drawing title:	Roof Plan
Date drawn:	6/03/2026 2:39:48 PM
Drawing number:	A109



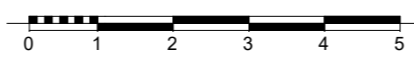
1 Section 2
1 : 50

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Revisions	

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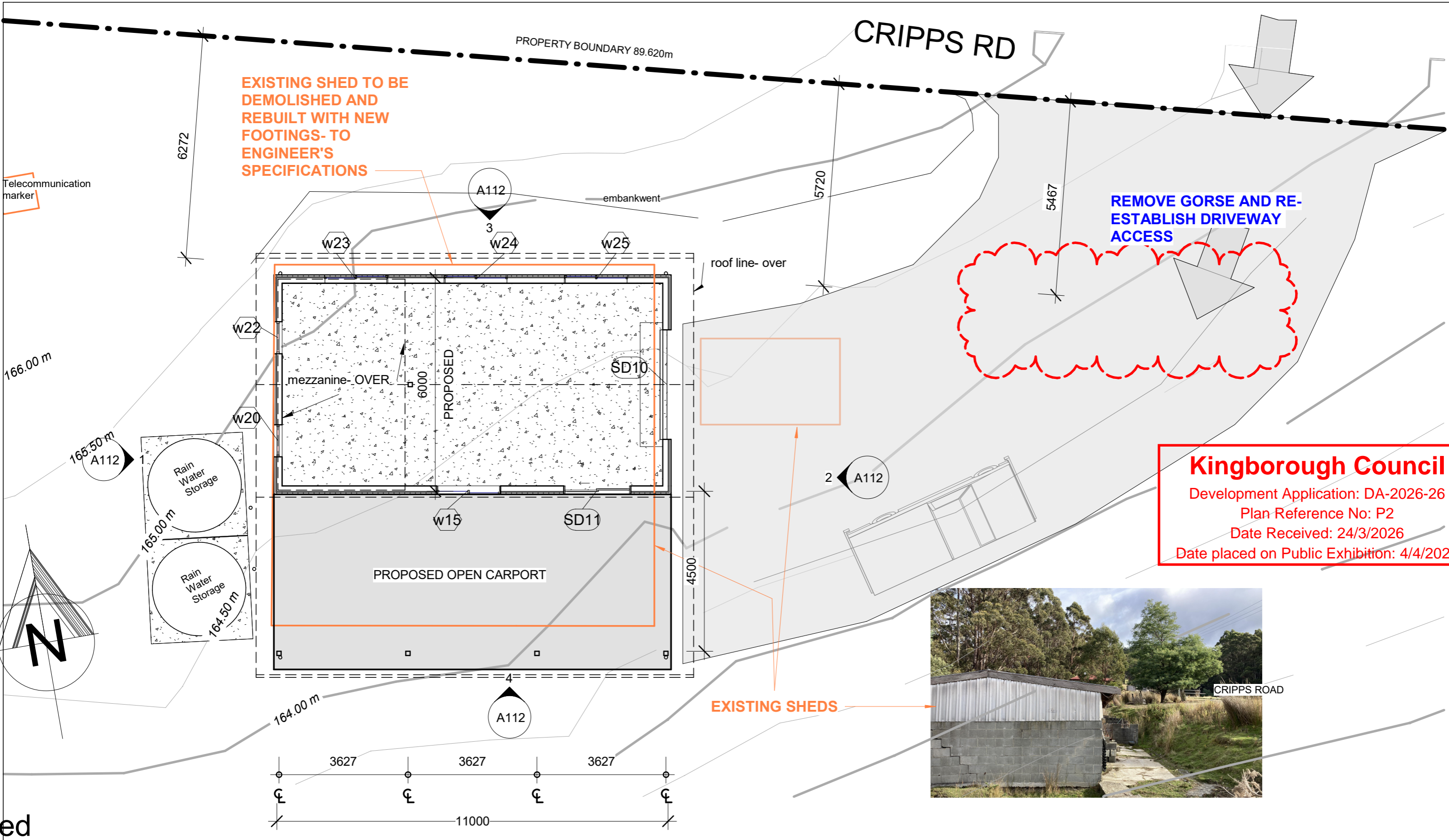


DO NOT SCALE Drawings if in doubt ASK!

Job Details	
B.A.L. Rating:	29
Design Wind Speed:	50m/s
Soil Classification:	H1
Climate Zone:	7

Zoning:	Rural Resource
Importance Level:	2
Title nr.:	53739/8
Drawn by:	JB
Paper size:	A3
Scale:	1 : 50

Client name: L. FISCHER & T. KOELLER	
Address: 231 CRIPPS RD WOODBRIDGE TAS 7162	
Drawing title: House - Section 2	
Date drawn:	6/03/2026 2:39:53 PM
Drawing number:	A110



Kingborough Council
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 Date Received: 24/3/2026
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hed
: 100

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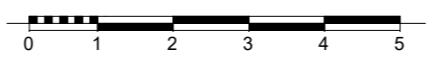
Mobile: 0400 619 803

Revisions	
1	Date 1
Revision 1	

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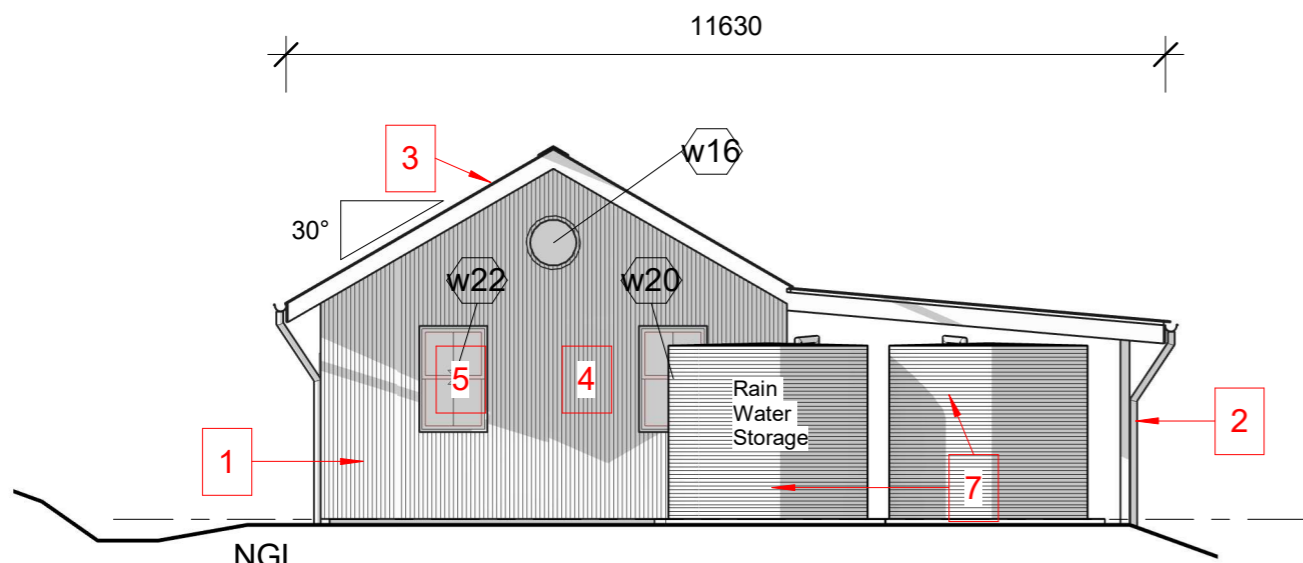


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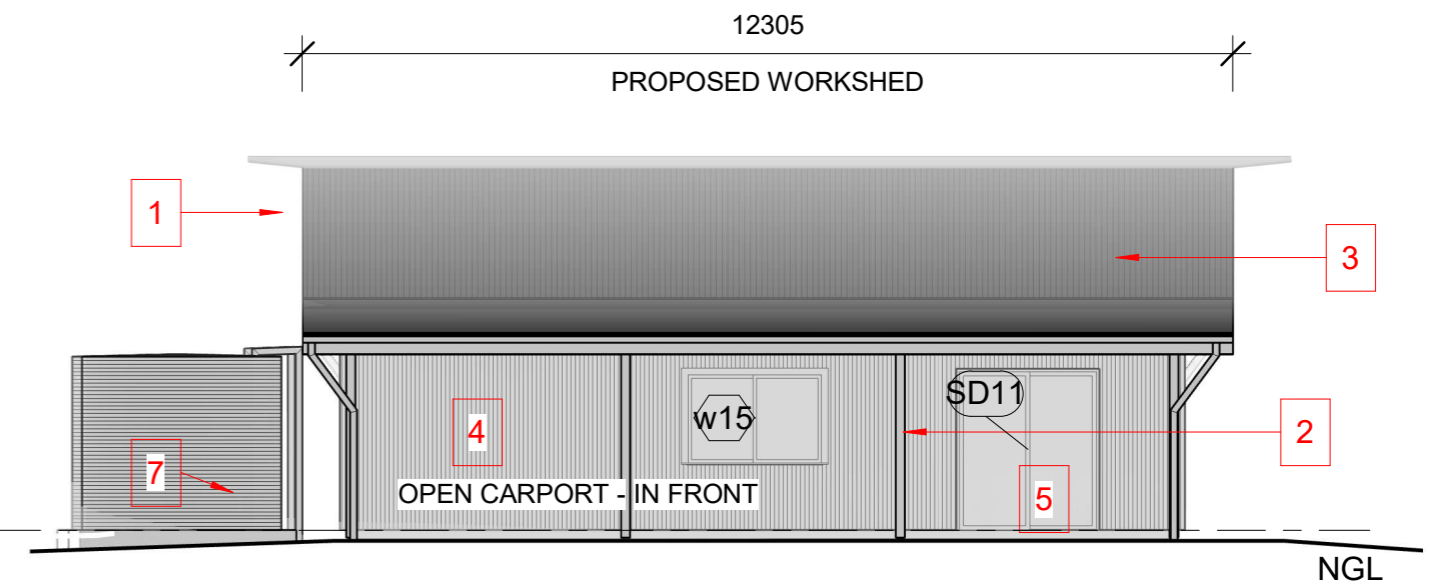
Job Details	
B.A.L. Rating:	29
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Soil Classification:	H1
Climate Zone:	7

Zoning:	Rural Resource
Importance Level:	2
Title nr.:	53739/8
Drawn by:	JB
Paper size:	A3
Scale:	1 : 100

Client name: L. FISCHER & T. KOELLER	
Address: 231 CRIPPS RD WOODBRIDGE TAS 7162	
Drawing title: Workshed - PLAN	
Date drawn:	6/03/2026 2:39:54 PM
Drawing number:	A111



1 Elevation - Shed West
1 : 100



4 Elevation - Shed South
1 : 100

PROPOSED WORKSHED

1

VERTICAL HARDWOOD (ROUGH SAWN) TIMBER CLADDING - NATURALLY WEATHERED FINISH

4

PROPOSED CARPORT

2

NEW aluminum windows and doors - "Classic Monument®" colour

5

COLORBOND ROOFING IRON ROOF AND GUTTER Colours
COLORBOND® steel Classic Monument®

3

CLEAR ROOFING SECTION

6

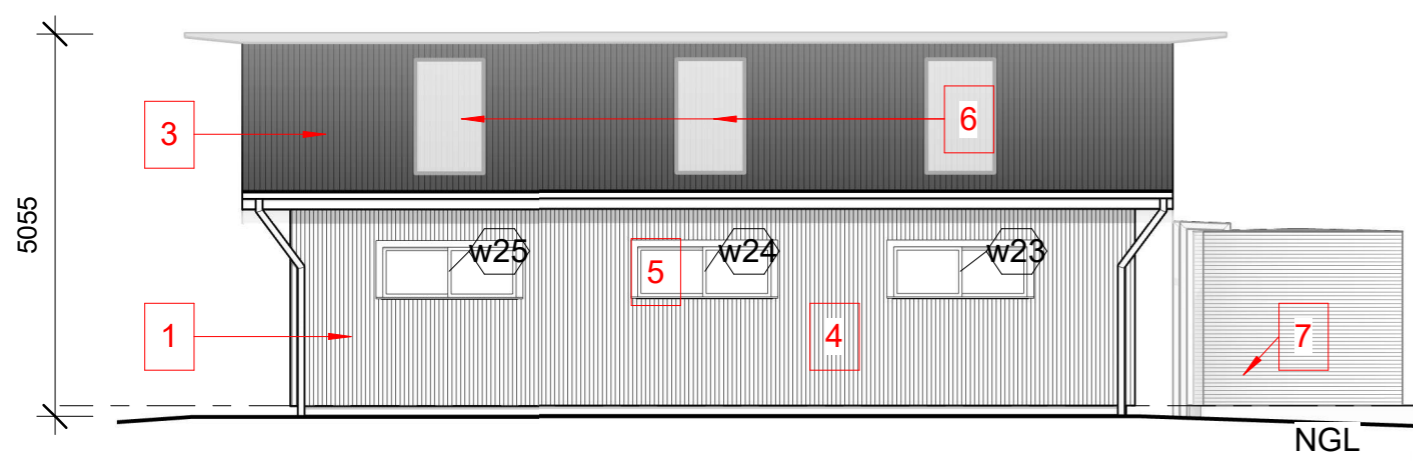
RAIN WATER STORAGE

7

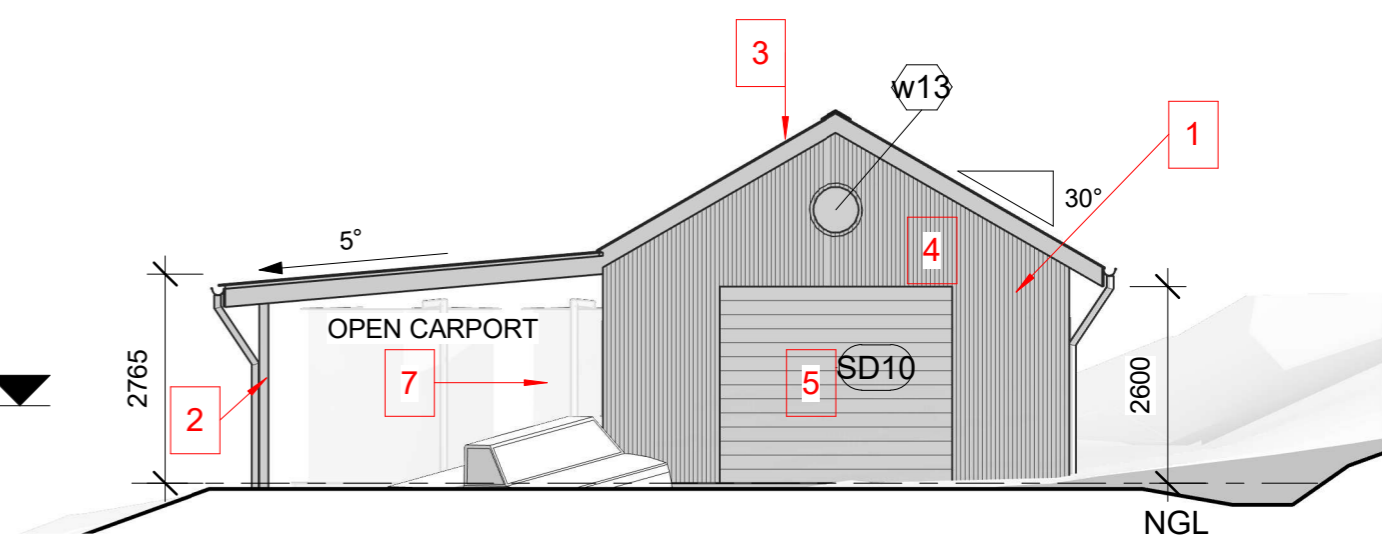
Colour Values
CMYK 24 18 14 90
RGB 50 50 51
HEX #323233
Nominal Thermal Values
Solar Absorptance 0.73
Solar Reflectance Index 27

Kingborough Council
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FALL GROUND AWAY FROM BUILDING PERIMETER -- TYPICAL



3 Elevation - Shed North
1 : 100

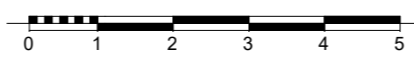


2 Elevation - Shed East
1 : 100

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Revisions	

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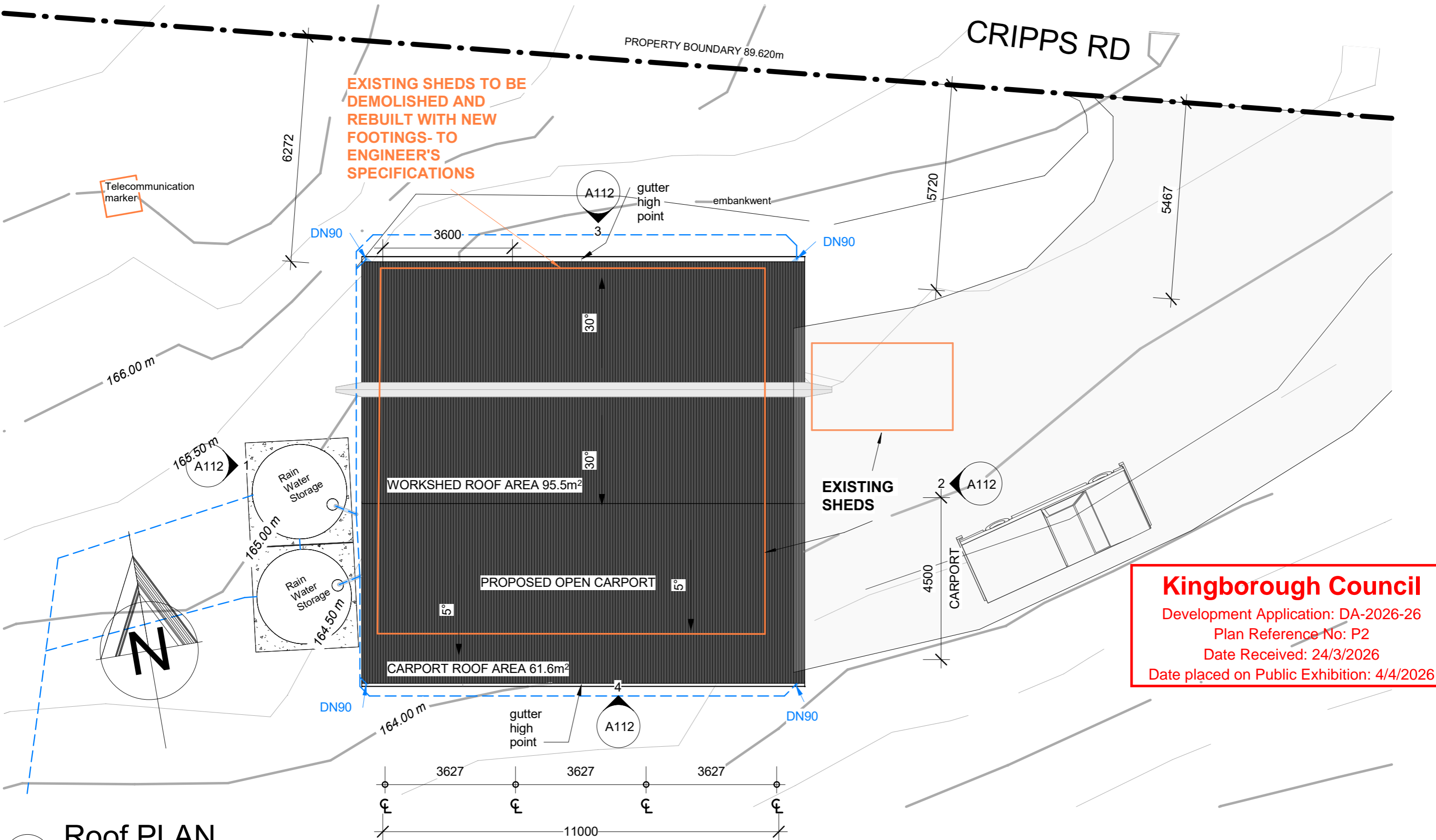


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Design Wind Speed:	50m/s
Soil Classification:	H1
Climate Zone:	7

Zoning:	Rural Resource
Importance Level:	2
Title nr.:	53739/8
Drawn by:	JB
Paper size:	A3
Scale:	1 : 100

Client name:	L. FISCHER & T. KOELLER
Address:	231 CRIPPS RD WOODBRIDGE TAS 7162
Drawing title:	Workshed - Elevations
Date drawn:	6/03/2026 2:39:56 PM
Drawing number:	A112



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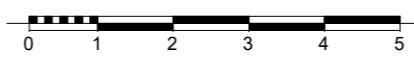
1 Roof PLAN
 1 : 100

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 julian@jjdesigndraft.com.au
 Mobile: 0400 619 803

Revisions	

GENERAL NOTES:
 - Check all dimensions and measurements on site prior to fabrication and or construction.
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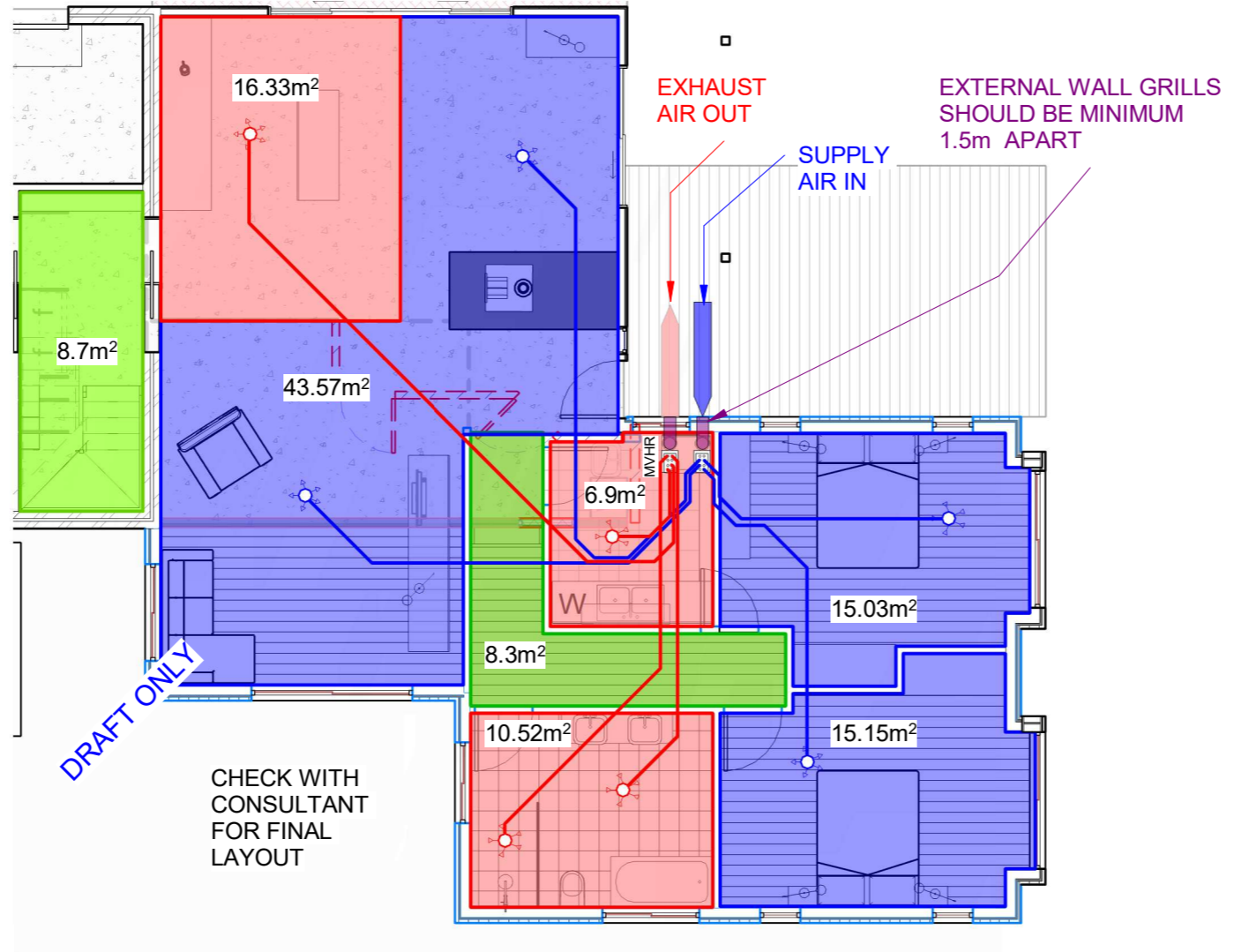


DO NOT SCALE Drawings if in doubt ASK!

Job Details	
B.A.L. Rating:	29
Design Wind Speed:	50m/s
Soil Classification:	H1
Climate Zone:	7

Zoning:	Rural Resource
Importance Level:	2
Title nr.:	53739/8
Drawn by:	JB
Paper size:	A3
Scale:	1 : 100

Client name: L. FISCHER & T. KOELLER	
Address: 231 CRIPPS RD WOODBRIDGE TAS 7162	
Drawing title: Workshed - Roof PLAN	
Date drawn:	6/03/2026 2:39:57 PM
Drawing number:	A113



1 MVHR
1 : 100

Kingborough Council
 Development Application: DA-2026-26
 Plan Reference No: P2
 Date Received: 24/3/2026
 Date placed on Public Exhibition: 4/4/2026

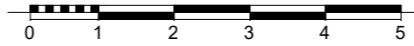
JJ Design & Drafting
 TASMANIA

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Job Details

B.A.L. Rating:	29
Design Wind Speed:	50m/s
Soil Classification:	H1
Climate Zone:	7

Zoning:	Rural Resource
Importance Level:	2
Title nr.:	53739/8
Drawn by:	JB
Paper size:	A3
Scale:	1 : 100

Client name: L. FISCHER & T. KOELLER	
Address: 231 CRIPPS RD WOODBRIDGE TAS 7162	
Drawing title: MVHR - Schematic Draft	
Date drawn:	6/03/2026 2:39:59 PM
Drawing number:	A115

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Kingborough Council

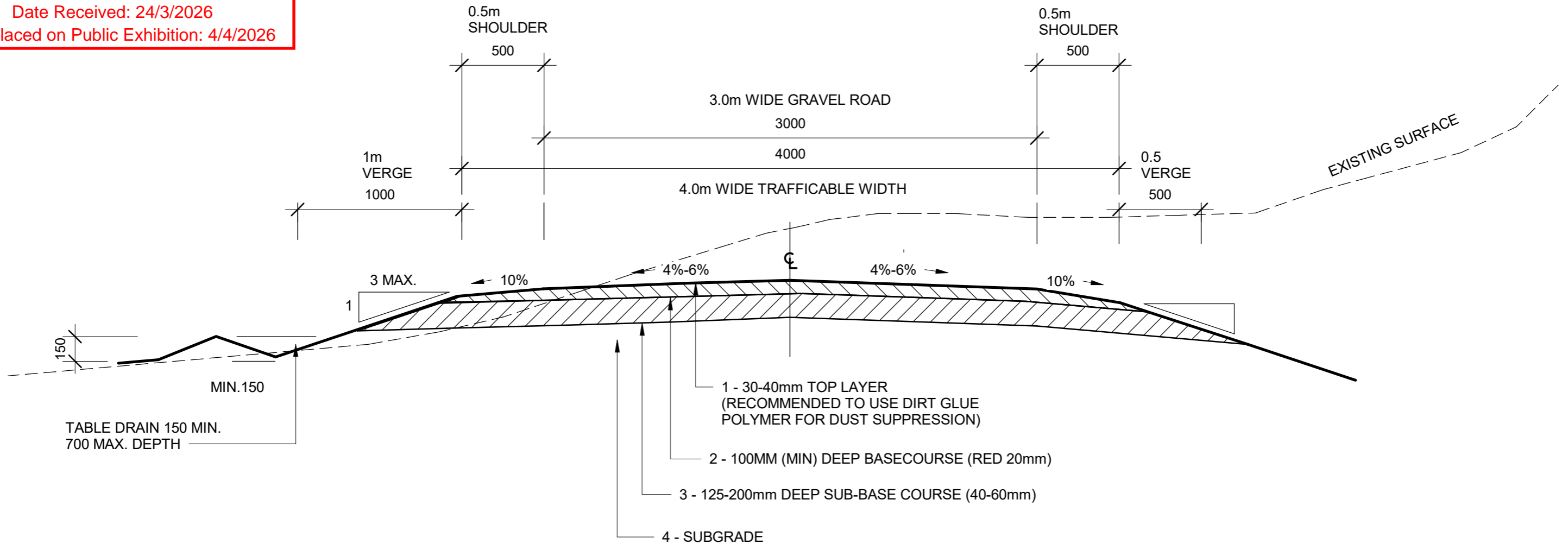
Development Application: DA-2026-26

Plan Reference No: P2

Date Received: 24/3/2026

Date placed on Public Exhibition: 4/4/2026

TYPICAL DRIVEWAY SECTION - GRAVEL



GENERAL

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE SERVICES AUTHORITY AND LOCATE EXISTING UNDER GROUND SERVICES PRIOR TO ANY EXCAVATION WORKS COMMENCING ON SITE.
- AREAS DISTURBED BY EARTHWORKS ARE TO BE STRIPPED OF TOPSOIL TO A DEPTH OF 100mm (OR AS DIRECTED BY THE SUPERINTENDENT). TOPSOIL IS TO BE STOCKPILED ON SITE AND RE-SPREAD AFTER EARTHWORKS ARE COMPLETE.
- EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION,
- FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150MM IN DIAMETER UNLESS APPROVED OTHERWISE.
- FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - THE SUB GRADE SHALL BE KEYED 150MM INTO NATURAL GROUND.
 - THE FILL SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95%, IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED.
- ROADSIDE TABLE DRAINS, CUT OFF DRAINS AND CULVERTS INSTALLED TO SUIT TOPOGRAPHY.
- WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO DEMONSTRATE COMPACTION PRIOR TO THE PLACEMENT OF BASE OR SUB BASE COURSES.

TYPICAL CROSS SECTION - GRAVEL

- 30-40mm RED GRAVEL
- SPECIFIED COMPACTED DEPTH OF CLASS 3 SIZE 20mm FINE CRUSHED ROCK COMPACTED TO NOT LESS THAN 95% OF AS1289.5.2.1 (MODIFIED COMPACTION).
- SPECIFIED COMPACTED DEPTH OF CLASS 3 SIZE 40mm FINE CRUSHED ROCK COMPACTED TO NOT LESS THAN 95% OF AS1289.5.2.1 (MODIFIED COMPACTION).
- MATERIAL AS FOUND COMPACTED TO A CBR VALUE OF 3-4% BASED ON POOR DRAINING SOIL TESTED ON SITE. TESTING RESULTS OF SUBGRADE TO BE SUPPLIED TO ENGINEER PRIOR TO PLACEMENT OF CRUSHED ROCK (SUB-BASE) USING PENETROMETER IN ACCORDANCE WITH METHOD 6.1.3 OF AS1289 OR EQUIVALENT.

Driveway Section2

1 : 25

**JJ Design & Drafting
TASMANIA**

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62 Taroona Crescent
Taroona, 7053
ABP: CC6244P

Revisions

Rev	Description

GENERAL NOTES:

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Job Details

B.A.L. Rating:	29
Design Wind Speed:	50m/s
Soil Classification:	H1
Climate Zone:	7

Zoning: Rural Resource

Importance Level: 2

Title nr.: 53739/8

Drawn by: JB

Paper size:

A3

Scale:

1 : 25

Client :L. FISCHER & T. KOELLER

Address: 231 CRIPPS RD WOODBRIDGE TAS 7162

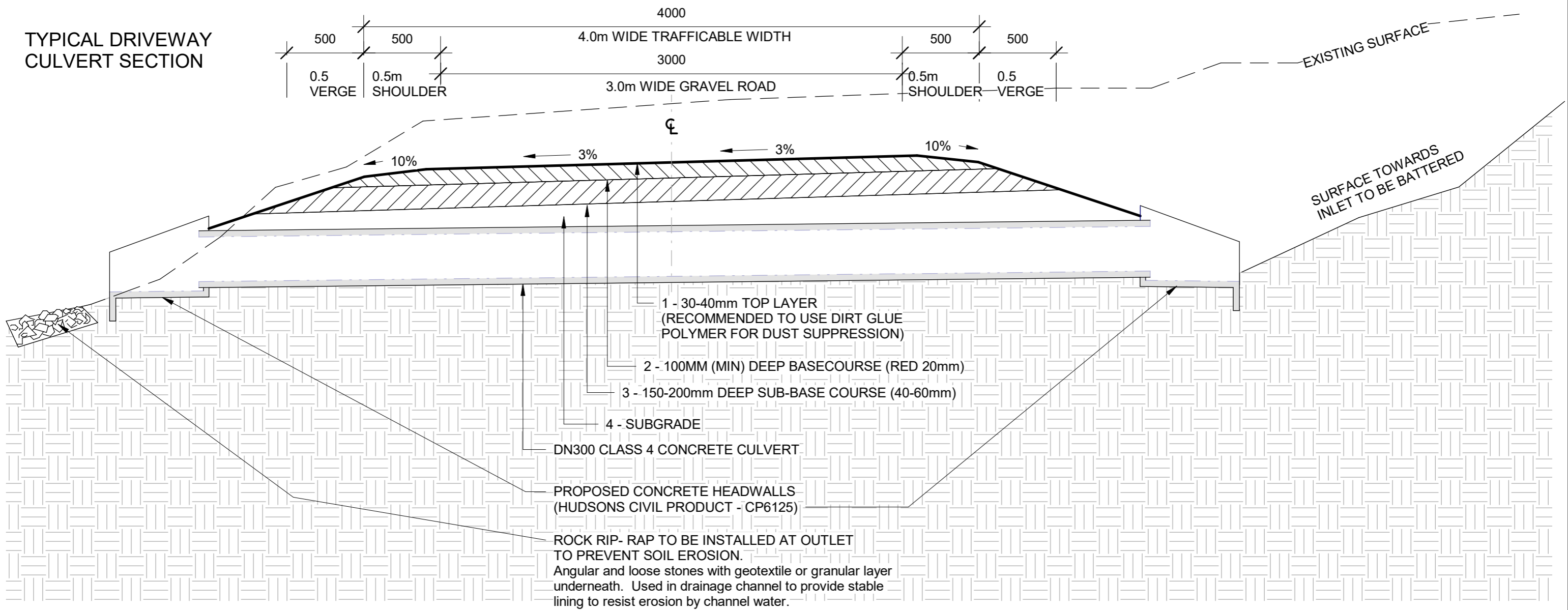
Drawing title:
DRIVEWAY SECTION

Date drawn:
6/03/2026 2:39:59 PM

Drawing number:

A116

TYPICAL DRIVEWAY CULVERT SECTION



GENERAL

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE SERVICES AUTHORITY AND LOCATE EXISTING UNDER GROUND SERVICES PRIOR TO ANY EXCAVATION WORKS COMMENCING ON SITE.
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Driveway Culvert - Section 1

1

1 : 25

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Job Details		Zoning: Rural Resource	Client :L. FISCHER & T. KOELLER	
B.A.L. Rating:	29	Importance Level:	2	Address: 231 CRIPPS RD WOODBRIDGE TAS 7162
Design Wind Speed:	50m/s	Title nr.:	53739/8	Drawing title: DRIVEWAY CULVERT
Soil Classification:	H1	Drawn by:	JB	Date drawn: 6/03/2026 2:40:00 PM
Climate Zone:	7	Paper size:	A3	Scale: 1 : 25
				Drawing number: A117