

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026298

Assess No: A5810

PID No: 7450362

Applicant Name:	pitt&sherry					
Applicant Contact Name						
Postal Address:						
Contact Phone:	Home		Work		Mobile	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other: ☐

*If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: pitt&sherry

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name:
(as per certificate of title) John Vance

Location / Address: 13 – 15 Ridge Road, Legana

Title Reference: 198625/1

Zone(s): Rural Living

Existing Development/Use: Dwelling / Shed

Existing Developed Area: 594m² Total, Includes existing dwelling and shed area, and proposed area of shed re-build.

Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐
NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐

Description of Use:

Development Type:

Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☐

Description of development:

New or Additional Area:

Estimated construction cost of the proposed development: \$220,000

Building Materials:

Wall Type: Steel Colour: Cream
Roof Type: Steel Colour: Cream

Application Number: «Application Number»

VISITOR ACCOMMODATION

☐ N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

SUBDIVISION

☐ N/A

Subdivision creating additional lots ☐
 Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		Number of Lots (proposed) :	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: (Existing)	
Number of Employees: (Proposed)	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

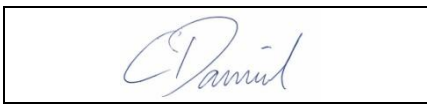
Application Number: «Application Number»

APPLICANT DECLARATION

Owner: As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

John Vance		21/09/2026
Name (print)	Signed	Date

Applicant: As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,
(if not the owner)

Cameron Daniel		21/09/2026
Name (print)	Signed	Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

Crown Consent (if required)			
	Name (print)	Signed	Date

Chief Executive Officer (if required)			
	Name (print)	Signed	Date

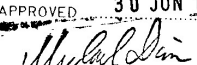
If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

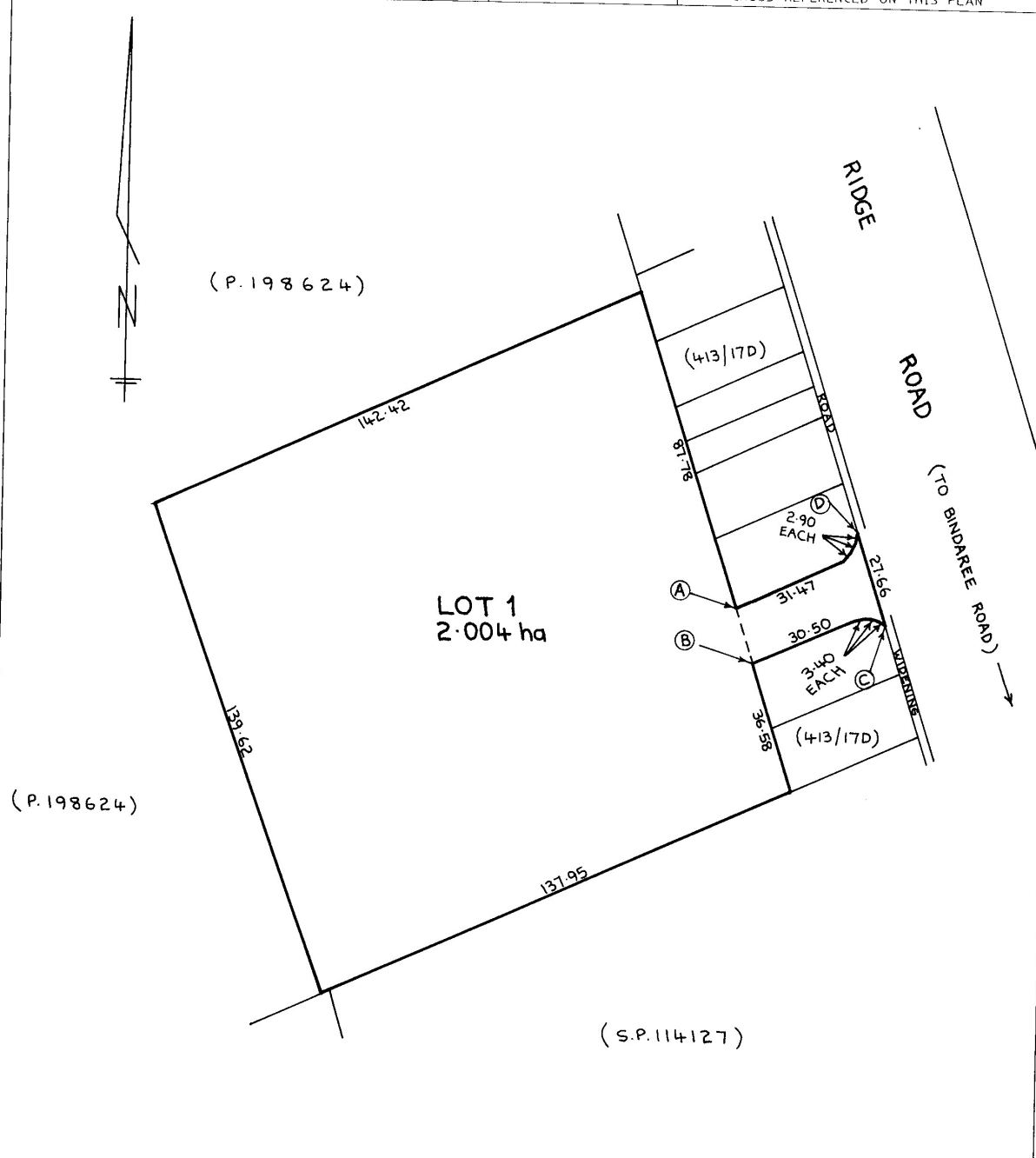
Right of Way Owner:

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As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)	Signed	Date

OWNER FOLIO REFERENCE CT 2537/57 GRANTEE		PLAN OF TITLE LOCATION DEVON - STANLEY FIRST SURVEY PLAN No. (575/12D) (P.610B) COMPILED BY LTO SCALE 1: 1000 LENGTHS IN METRES		Registered Number P198625 APPROVED 30 JUN 1997  Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 129 (5042-51)	LAST UPI No 4105273	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



The diagram shows a large triangular plot of land labeled 'LOT 1 2.004 ha'. The plot is bounded by a north arrow pointing upwards. The boundaries are labeled with lengths: 142.42m on the top-left side, 139.62m on the bottom-left side, and 137.95m on the bottom-right side. To the right of the main plot, there is a series of smaller, narrow strips of land, each labeled with '(413/17D)'. These strips are separated by lines labeled '2.90 EACH' and '3.140 EACH'. A 'RIDGE ROAD' runs along the right side of these strips, with an arrow pointing 'TO BINDAREE ROAD'. The plan is surrounded by other land parcels, labeled with their respective plan numbers: '(P.198624)' to the top-left, bottom-left, and bottom-right, and '(S.P.114127)' at the bottom.

DAR

PROJECT DETAILS:

ACCREDITATION DETAILS:

CAMERON DANIEL - CC969
LEVEL 4, 93 YORK STREET, LAUNCESTON

OWNER:

JOHN VANCE

TITLE REFERENCE:

198625 FOLIO 1

DRAWINGS:

S-P.26.0003-01-ARC-DRG-1701
S-P.26.0003-01-ARC-DRG-1702
S-P.26.0003-01-ARC-DRG-1703
S-P.26.0003-01-ARC-DRG-1704

SITE WIND CLASSIFICATION:

N2

GROUND FLOOR AREA:

150m²

MEZZANINE FLOOR AREA:

33m²

SOIL CLASSIFICATION:

TBA

CLIMATE ZONE:

NA

BUSHFIRE PRONE AREA

BAL RATING

N/A

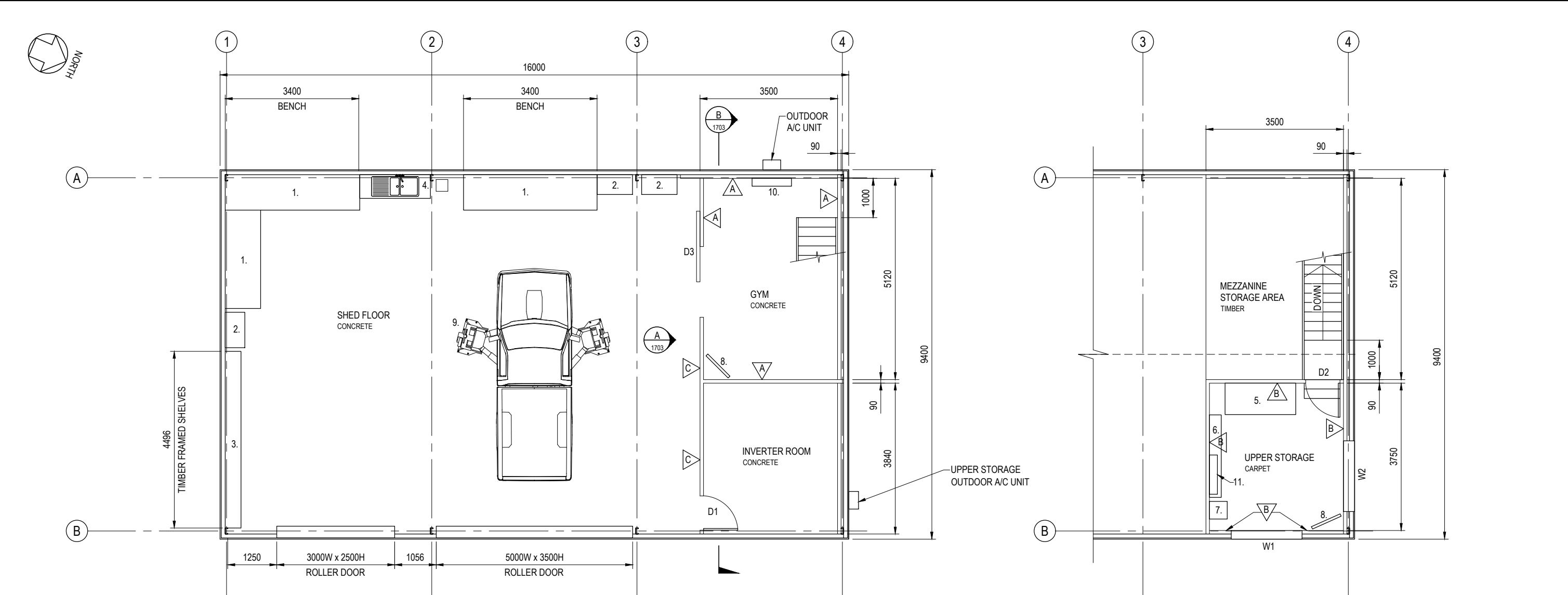
NOTES:

1.
- NO VEGETATION IS REQUIRED TO BE REMOVED.
2.
- SHED ROOF DRAINAGE TO BE CONNECTED INTO THE EXISTING STORMWATER SYSTEM AS PER THE PREVIOUS SHED.
3.
- NO SEWER CONNECTION REQUIRED.
4.
- NO CUT OR FILL REQUIRED.
5.
- CARPARKING AS SHOWN ON PLAN.
6.
- NO FENCING REQUIRED.



SITE PLAN
1:1000

DRAWING REVISION HISTORY						APPROVED	SCALE (PLOTTED FULL SIZE)	SHEET SIZE	CLIENT	DRAWING TITLE		
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE							
						ORIGINAL COPY ON FILE "e" SIGNED BY <i>C.DANIEL</i> SIGNED	1:1000	A3	RACT INSURANCE PTY LTD	SITE PLAN		
						CRAWFORD REFERENCE No. 1986717 CLAIM No. C1240050	1:1000	A3	PROJECT PROPOSED SHED REBUILD 13-15 RIDGE ROAD, LEGANA	SITE PLAN		
						SIGNED	1:1000	A3	STATUS PRELIMINARY	SITE PLAN		
						CPD	CPD	DBJ	02/07/2026	DATE	21/08/2026	
									© 2026 PITT & SHERRY (OPERATIONS) PTY LTD. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT.			
									pitt&sherry pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309			
									DRAWING No. S-P.26.0003-01-ARC-DRG-1701 Sep. 21, 26 - 13:57:50 Name: S-P.26.0003-01-ARC-DRG-1701.dwg			
									PRINT IN COLOUR			



GROUND FLOOR PLAN
SCALE 1:100

MEZZANINE PLAN
SCALE 1:100

FITOUT LEGEND

- 1. 900 HIGH x 900 DEEP STEEL FRAMED WORK BENCH 1, REFER DETAILS.
- 2. 1600 HIGH x 900 WIDE x 500 DEEP STEEL CUPBOARD.
- 3. 900 HIGH x 400 DEEP WORK BENCH 2, REFER DETAILS.
- 4. 1200 WIDE SINK IN TIMBER JOINERY.
- 5. 1800 WIDE DESK AND CHAIR.
- 6. 2100 WIDE x 300 TIMBER BOOK SHELF.
- 7. GUN SAFE.
- 8. WALL MOUNTED TV.
- 9. 2 POST HOIST (3 PHASE POWER).
- 10. HEAT PUMP - AKAI - SPLIT SYSTEM, REVERSE CYCLE AIR CONDITIONER, 3.4kW
- 11. HEAT PUMP - AKAI - SPLIT SYSTEM, REVERSE CYCLE AIR CONDITIONER, 2.6kW

 140 x 12mm THICK PINE TIMBER WALL LINING BOARDS.
R2.5 WALL INSULATION.

 1200 x 810 x 3mm THICK PLYWOOD PINE
PROJECT PANEL TIMBER WALL LINING.
R2.5 WALL INSULATION.

 140 x 12mm THICK PINE TIMBER WALL LINING BOARDS.

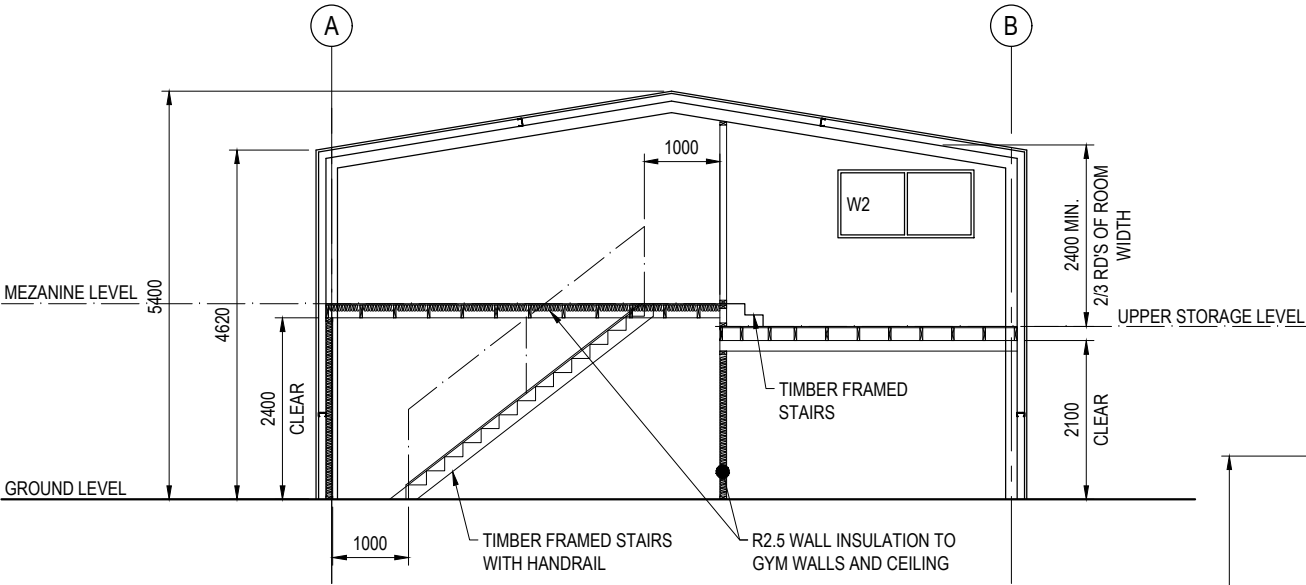
WINDOW SCHEDULE

MARK	SIZE (H x L)	LOCATION	COMMENTS
W1	900 x 1800	OFFICE	SINGLE GLAZED SLIDING WINDOW
W2	900 x 1800	OFFICE	SINGLE GLAZED SLIDING WINDOW

DOOR SCHEDULE

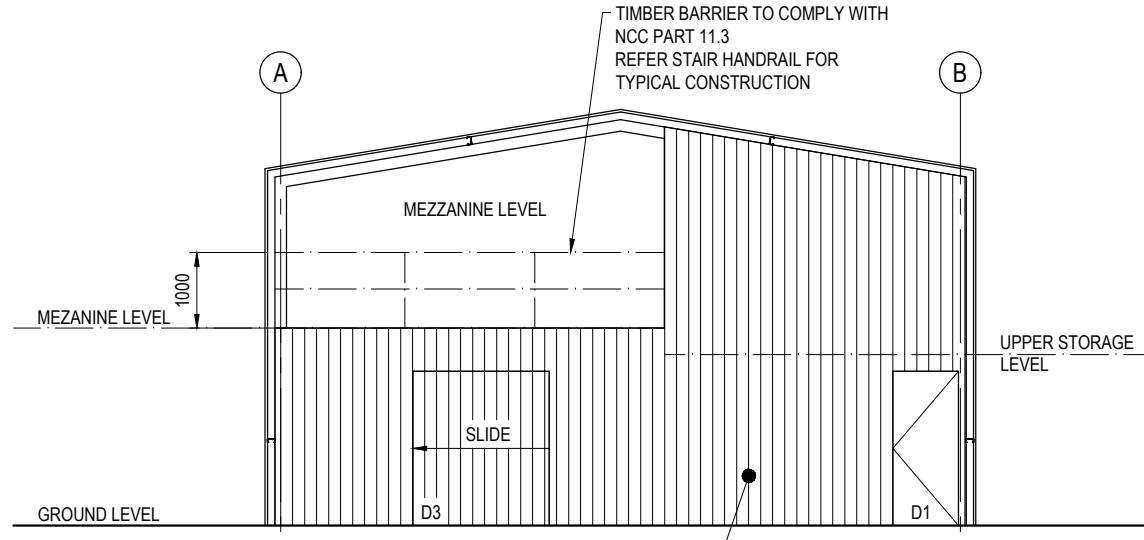
MARK	SIZE (H x W)	LOCATION	COMMENTS
D1	2040 x 920	INVERTER ROOM	HOLLOW CORE INTERNAL SIDE HUNG DOOR
D2	2040 x 920	INVERTER ROOM	HOLLOW CORE INTERNAL SIDE HUNG DOOR
D3	2040 x 1800	STORAGE ROOM	TIMBER FRAMED SLIDING DOOR

DRAWING REVISION HISTORY						APPROVED	SCALE (PLOTTED FULL SIZE)	1:100	SHEET SIZE A3	pitt&sherry pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309 © 2026 PITT & SHERRY (OPERATIONS) PTY LTD. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT.	CLIENT	RACT INSURANCE PTY LTD		DRAWING TITLE		FLOOR PLANS		
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE						PROJECT	PROPOSED SHED REBUILD 13-15 RIDGE ROAD, LEGANA		DATUMS:	AHD / MGA		CLIENT No.	-
						ORIGINAL COPY ON FILE "e" SIGNED BY C.DANIEL SIGNED	CRAWFORD REFERENCE No. 1986717 CLAIM No. C1240050			STATUS	PRELIMINARY		DRAWING No.	S-P.26.0003-01-ARC-DRG-1702		REVISION	-	
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		CPD	CPD	DBJ	02/07/2026	DATE	24/08/2026											

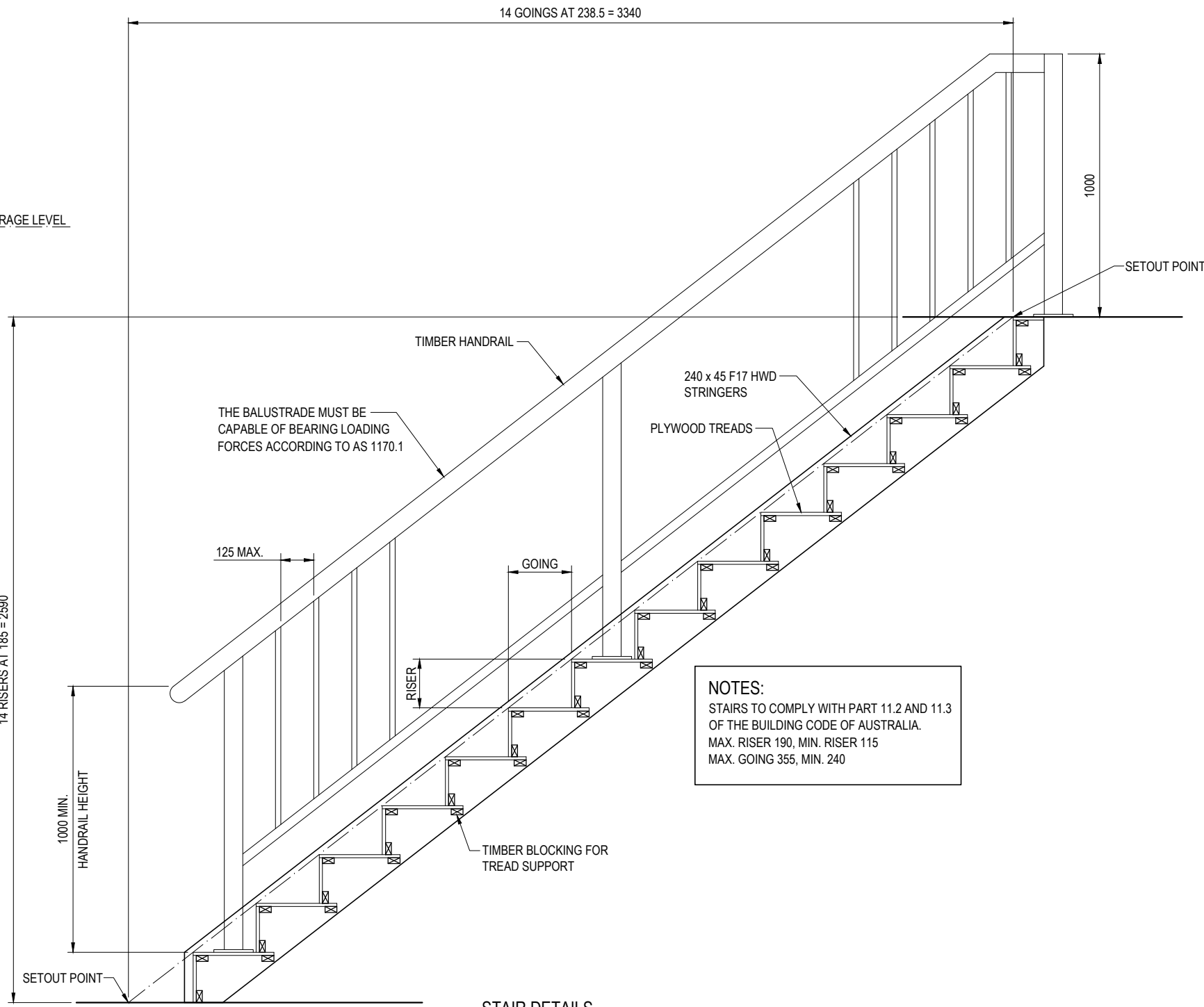


SECTION B
1:100 1702

NOTE:
CLEAR HEAD HEIGHT DIMENSIONS TO BE CONFIRMED
ONCE SHED FRAMING MEMBER SIZES ARE KNOWN



ELEVATION A
1:100 1702



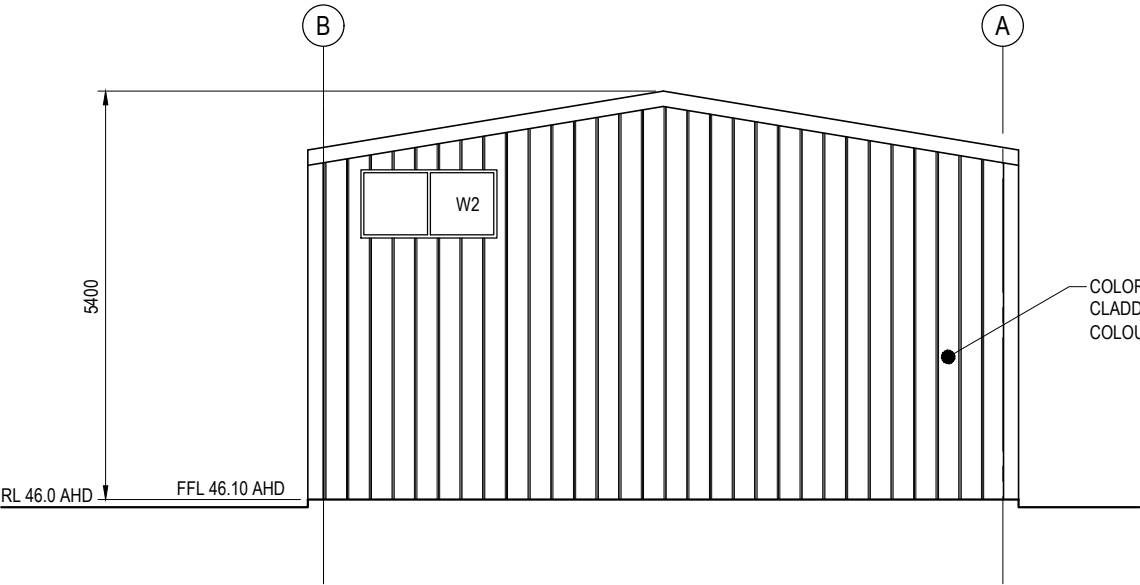
NOTES:
STAIRS TO COMPLY WITH PART 11.2 AND 11.3
OF THE BUILDING CODE OF AUSTRALIA.
MAX. RISER 190, MIN. RISER 115
MAX. GOING 355, MIN. 240

STAIR DETAILS
SCALE 1:20
STAIR DIMENSIONS TO BE CONFIRMED
PRIOR TO CONSTRUCTION

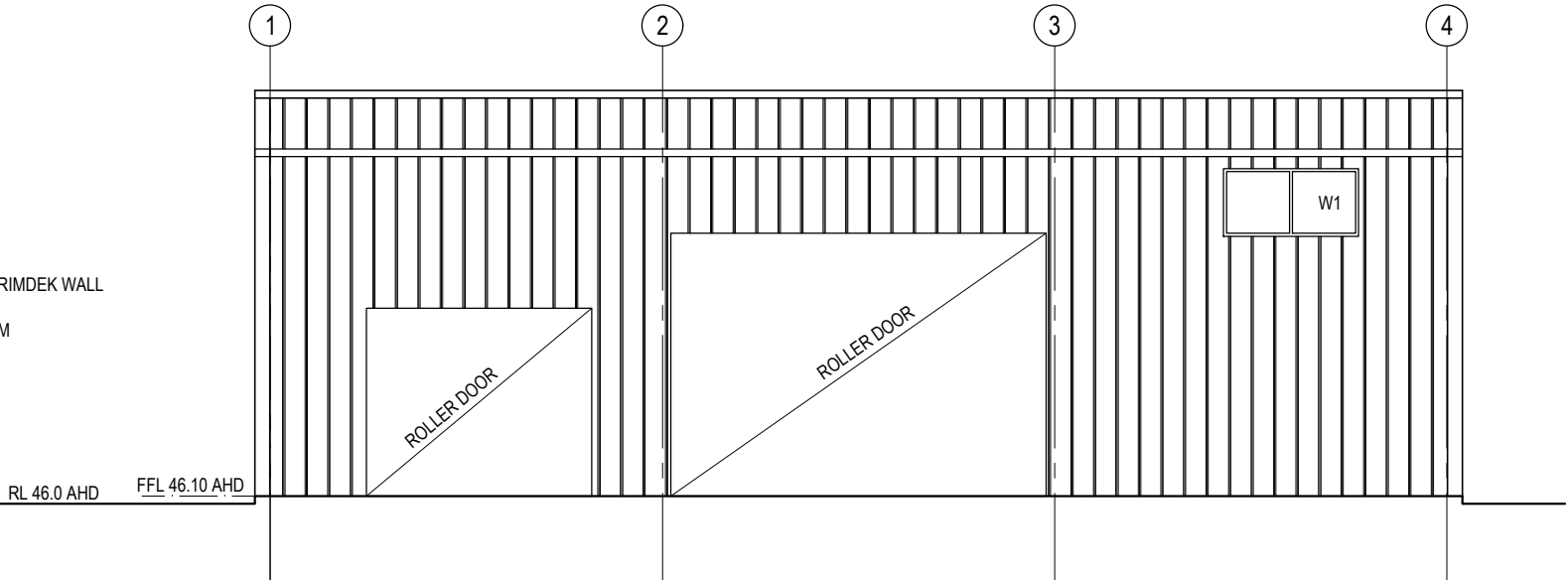
DRAWING REVISION HISTORY						APPROVED	SCALE (PLOTTED FULL SIZE)	AS SHOWN	SHEET SIZE A3	pitt&sherry pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309	CLIENT RACT INSURANCE PTY LTD	DRAWING TITLE SECTION AND ELEVATION AND STAIR DETAILS					
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE												
						ORIGINAL COPY ON FILE "e" SIGNED BY C.DANIEL	CRAWFORD REFERENCE No. 1986717 CLAIM No. C1240050			PROJECT PROPOSED SHED REBUILD 13-15 RIDGE ROAD, LEGANA	STATUS PRELIMINARY	DATUMS: AHD / MGA	CLIENT No. -	DRAWING No. S-P.26.0003-01-ARC-DRG-1703	REVISION -	PRINT IN COLOUR	
		CPD	CPD	DBJ	02/07/2026	SIGNED	DATE 21/08/2026										

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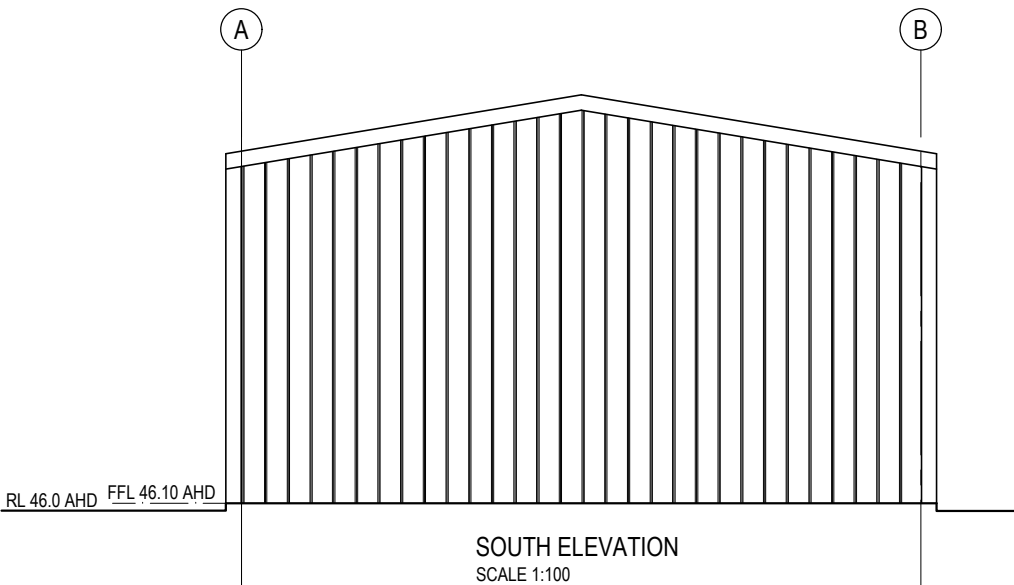




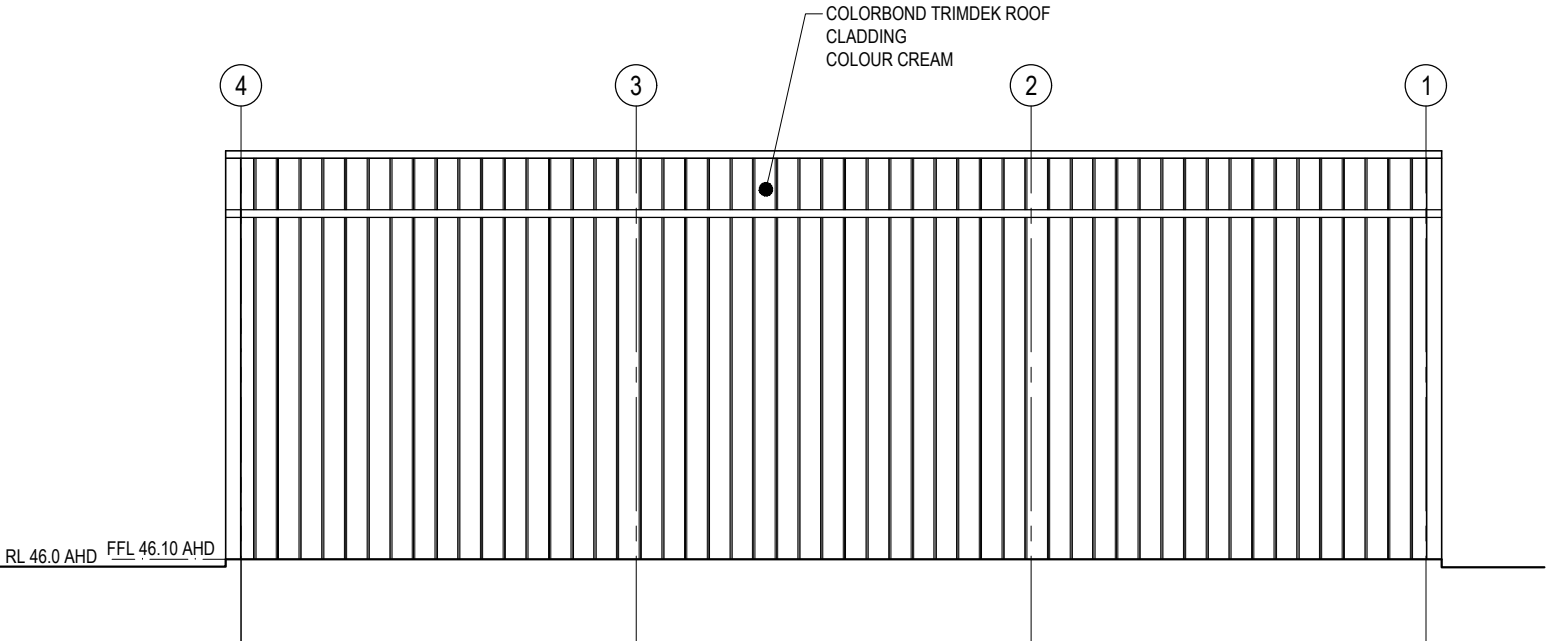
NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

DRAWING REVISION HISTORY						APPROVED	SCALE (PLOTTED FULL SIZE) 1:100	SHEET SIZE A3	pitt&sherry pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309 © 2025 PITT & SHERRY (OPERATIONS) PTY LTD. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT.	CLIENT RACT INSURANCE PTY LTD	DRAWING TITLE ELEVATIONS		
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										DRAWING No. S-P.26.0003-01-ARC-DRG-1704		REVISION 0	 PRINT IN COLOUR
									STATUS CONSTRUCTION		Sep. 21, 26 - 13:58:48 Name: S-P.26.0003-01-ARC-DRG-1704.dwg		
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