

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	37 Henry Street LINDENOW VIC 3865 Lot: 1 PS: 616909
The application is for a permit to:	Buildings and Works for an administrative building associated with existing Industry Use
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.05-11 (TZ)	Buildings and works for an administrative building associated with a light industrial use
The applicant for the permit is:	G-Tech Communication Services Pty Ltd
The application reference number is:	5.2025.300.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must ♦ **be made to the Responsible Authority in writing,**
♦ **include the reasons for the objection, and**
♦ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
-----------------------------------------------------------------------------	-----------------------------------------------

If you object, the Responsible Authority will tell you its decision.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Wednesday, 3 September 2025 2:21 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Title search.pdf; 00735839530042024071806570001.pdf; ZCG Scalar Drawing Set - 20250903.pdf; Planning Report 2025.pdf; Plan of subdivision.pdf; Planning_Permit_Application_2025-09-03T14-20-55_27524143_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: G-Tech Communication Services Pty Ltd

Business trading name: ZCG Scalar

Email address:

Postal address : |

Preferred phone number:

Secondary phone number:

Street number: 37

Street name: Henry Street

Town: Lindenow

Post code: 3865

Lot number: Lot 1

Plan number: PS616909J

Other Legal Description: VOL B487 FOL 456, Vol B487 FOL 455 (PART), VOL 10040 FOL 206 (PART)

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : Light Industrial, antenna storage

Description of proposal : Administrative Office building, office expansion

Estimated cost of development: 1000000.00

Has there been a pre-application meeting: No

Full copy of Title: [Title search.pdf](#)

Covenants agreements: [00735839530042024071806570001.pdf](#)

Plans: [ZCG Scalar Drawing Set - 20250903.pdf](#)

Planning report: [Planning Report 2025.pdf](#)

ExtraFile: 1

1. Supporting information/reports: [Plan of subdivision.pdf](#)

Primary Phone Invoice:

Invoice Secondary Phone:

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 3

VOLUME 11089 FOLIO 717

Security no : 124127014822P
Produced 11/08/2025 12:57 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 616909J.

PARENT TITLES :

Volume 08487 Folio 455 to Volume 08487 Folio 456

Volume 10040 Folio 206

Created by instrument PS616909J 09/09/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AF851303T 19/05/2008

DIAGRAM LOCATION

SEE PS616909J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 37 HENRY STREET LINDENOW VIC 3865

DOCUMENT END

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PLAN OF SUBDIVISION				STAGE No. 1 TO USE ONLY	PLAN NUMBER
LOCATION OF LAND PARISH: COONGULMERANG TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: TITLE REFERENCES: VOL 8487 FOL 456 VOL 8487 FOL 455 (PART) VOL 10040 FOL 206 (PART) LAST PLAN REFERENCE: LOT 1 TP842479G LOT 1 TP842485M POSTAL ADDRESS: (At time of subdivision) HENRY ST, LINDENOW MGA 94 CO-ORDINATES: E 540930 (Of approx. centre of land in plan) N 5815550 ZONE: 55				COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 38/2008/CRT 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in stage Council Delegate Council seal Date 11 / 3 / 2008 Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council seal Date / /	
VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		STAGING This is / is not a staged subdivision Planning Permit No 406/2007/P	
				DEPTH LIMITATION DOES NOT APPLY	
SURVEY: THIS PLAN IS / IS NOT BASED ON SURVEY THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) _____					
EASEMENT INFORMATION				LR USE ONLY	
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT	
				RECEIVED <input checked="" type="checkbox"/>	
Easement Reference	Purpose	Width (Metres)	Origin	DATE 8 / 9 / 08	
				LR USE ONLY	
				PLAN REGISTERED	
				TIME 4.08pm	
				DATE 9 / 9 / 08	
				Assistant Registrar of Titles	
				SHEET 1 OF 2 SHEETS	
Crowthier & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 5162 5011			LICENSED SURVEYOR MICHAEL JOSEPH SADLER SIGNATURE _____ DATE 15 / 2 / 2008 REF 12713 VERSION 1		DATE 11 / 3 / 2008 COUNCIL DELEGATE SIGNATURE _____ ORIGINAL SHEET SIZE A3

Printed 16/09/2025

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 616909J

HENRY STREET

89°59'
423.62

522.03

100.60

323.02

220.53

220.70

180°05'

2.219ha

100.59
270°05'

0°05'
1040.6

820.4

2
41.96ha

1041.0

100.081

425.13
270°00'

CHURCH LANE

ROAD

APPROX. TRUE NORTH

Crowther & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875

TELEPHONE (03) 5152 5011

ORIGINAL

SCALE

SHEET
SIZE
A3

SCALE
1:4000

40 0 40 80 120 160
LENGTHS ARE IN METRES

LICENSED SURVEYOR

MICHAEL JOSEPH SADLER

SIGNATURE

DATE 15 / 2 / 2008

REF 12713

VERSION 1

SHEET 2 OF 2 SHEETS

DATE 11 / 3 / 2008
COUNCIL DELEGATE SIGNATURE

Printed 16/09/2025

Page 7 of 32

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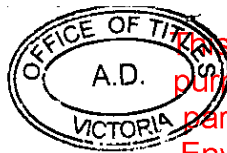
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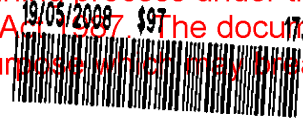
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Section 181

**APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING
OF A RECORDING OF AN AGREEMENT**

Planning & Environment Act 1987

Privacy Collection Statement

The information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

Lodged by:

Name: WARREN GRAHAM & MURPHY
Phone: (03) 5152-2661
Address: 119 Main Street, Bairnsdale
Ref:
Customer Code: 1716W

The Authority having made an agreement referred to in Section 181(1) of the **Planning and Environment Act 1987** requires a recording to be made in the Register for the land.

Land: The land currently comprised in Lot 1 on TP842485M and Lot 1 on TP842479G which is part of the land currently in Certificates of Title volume 8487 Folio 455, Volume 10040 Folio 206 and Volume 8487 Folio 456, and lot 1 on TP 842.479 G being the whole of the land in Certificate of Title Volume 8487 Folio 456
Authority: East Gippsland Shire Council, Corporate Centre, 273 Main Street, Bairnsdale, 3875

Section and Act under which agreement made: Section 173 of the Planning & Environment Act 1987

AMENDED

11 JUN 2008

A copy of the Agreement is attached to this Application.

With the consent of
~~Australian Land Practitioner for~~
applicant

Signature for the Authority:

Name of Officer:

AARON HOLLAND, MANAGER DEVELOPMENT
(full name)

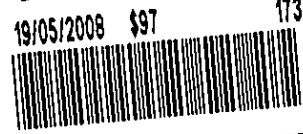
Date: 12/5/2008

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Date 17 / 4 / 2008

AF851303T



**Agreement under Section 173
of the Planning and Environment Act 1987**
Subject Land: 10 Scotts Road, Lindenow (PS616909J)

East Gippsland Shire Council
and

Reginald John Hall

AF851303T



Table of Contents

1.	DEFINITIONS	2
2.	INTERPRETATION.....	2
3.	SPECIFIC OBLIGATIONS OF THE OWNER	3
4.	FURTHER OBLIGATIONS OF THE OWNER.....	3
4.1	Notice and Registration	3
4.2	Further actions.....	3
4.3	Council's Costs to be Paid	3
5.	AGREEMENT UNDER SECTION 173 OF THE ACT	3
6.	OWNER'S WARRANTIES	4
7.	SUCCESSORS IN TITLE.....	4
8.	GENERAL MATTERS	4
8.1	Notices	4
8.2	Service of Notice	4
8.3	No Waiver.....	4
8.4	Severability.....	5
8.5	No Fettering of Council's Powers.....	5
9.	COMMENCEMENT OF AGREEMENT	5

Agreement under Section 173 of the Planning and Environment Act 1987

DATE 17 / 4 / 2008

AF851303T



BETWEEN

EAST GIPPSLAND SHIRE COUNCIL
of Corporate Centre, 273 Main Street, Bairnsdale

(Council)

AND

REGINALD JOHN HALL
of "Alexlea", Lindenow

(Owner)

RECITALS

- A. Council is the Responsible Authority pursuant to the Act for the Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. On 18 January, 2008 Council issued Planning Permit No. 406/2007/P (**Planning Permit**) allowing the Subject Land to be subdivided into 2 lots in accordance with the Endorsed Plan. Condition 3 of the Planning Permit requires the Owner to enter into this Agreement to provide for the matters set out in that condition. A copy of the Planning Permit is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.
- D. Condition 3 of the Planning Permit provides that:

Before the issue of a Statement of Compliance, the owner of the land must enter into an agreement with the responsible authority in accordance with Section 173 of the Planning & Environment Act 1987, which will covenant that:

- a) The land may not be further subdivided so as to increase the number of lots.

The agreement will bind the applicant as the owner and shall run with the land so that all successors in title are bound by the agreement. This agreement will be prepared by the applicant, at the applicant cost and to the satisfaction of the responsible authority, and shall be registered on the title in accordance with Section 181 of the Planning and Environment Act 1987.

- E. The parties enter into this Agreement:
 - E.1 to give effect to the requirements of the Planning Permit; and
 - E.2 to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

AF851303T



THE PARTIES AGREE

1. DEFINITIONS

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

Act means the *Planning and Environment Act 1987*.

Agreement means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement.

Endorsed Plan means the plan endorsed with the stamp of Council from time to time as the plan which forms part of the Planning Permit. A copy of the Endorsed Plan is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

lot means a lot on the Endorsed Plan.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession.

party or parties means the Owner and Council under this Agreement as appropriate.

Planning Scheme means the East Gippsland Planning Scheme and any other planning scheme that applies to the Subject Land.

Subject Land means the land situated at 10 Scotts Road, Lindenow being Lots 1 and 2 on proposed plan of subdivision PS616909J, being the land currently comprised in Lot 1 on TP842485M and Lot 1 on TP842479G which is part of the land currently in Certificates of Title Volume 8487 Folio 455, Volume 10040 Folio 206 and Volume 8487 Folio 456 and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

2. INTERPRETATION

In this Agreement unless the context admits otherwise:

- 2.1 The singular includes the plural and vice versa.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.

3

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- 2.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.7 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
- 2.8 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

3. SPECIFIC OBLIGATIONS OF THE OWNER

The Owner agrees that once the subdivision authorised by the Planning Permit is registered, the Subject Land may not be further subdivided in any way so as to create an additional lot.

4. FURTHER OBLIGATIONS OF THE OWNER

4.1 Notice and Registration

The Owner further covenants and agrees that the Owner will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

4.2 Further actions

The Owner further covenants and agrees that:

- 4.2.1 the Owner will do all things necessary to give effect to this Agreement;
- 4.2.2 the Owner will make application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with Section 181 of the Act and do all things necessary to this to be done including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that section.

4.3 Council's Costs to be Paid

The Owner further covenants and agrees that the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until paid will remain a debt due to Council by the Owner.

5. AGREEMENT UNDER SECTION 173 OF THE ACT

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed pursuant to the Planning Permit.



6. OWNER'S WARRANTIES

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

7. SUCCESSORS IN TITLE

Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:

- 7.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- 7.2 execute a deed agreeing to be bound by the terms of this Agreement.

8. GENERAL MATTERS

8.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

- 8.1.1 by delivering it personally to that party;
- 8.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- 8.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

8.2 Service of Notice

A notice or other communication is deemed served:

- 8.2.1 if delivered, on the next following business day;
- 8.2.2 if posted, on the expiration of 7 business days after the date of posting; or
- 8.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

8.3 No Waiver

Any time or other indulgence granted by Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council in relation to the terms of this Agreement.

AF851303T

19/05/2008 \$97 173


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8.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.

8.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

9. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

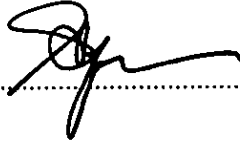
SIGNED, SEALED AND DELIVERED as a Deed by the parties on the date set out at the commencement of this Agreement.



6

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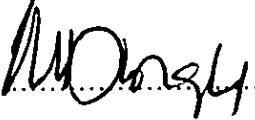
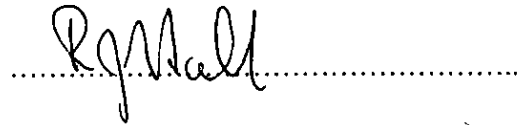
The Common Seal of the East Gippsland Shire Council was hereunto affixed on the day of , in the presence of:



Chief Executive

Witness

SIGNED by the said
REGINALD JOHN HALL
in the presence of:

 (witness)

AF851303T



Planning Report

Proposed use for Administration/Office building

Associated building works.

37 Henry Street, Lindenow.

September 2025

G-Tech Communication Services Pty Ltd, trading as

ZCG Scalar (ABN 13 095 677 062)
Head Office, 7 Hall Street, PO Box 7,
Lindenow, Victoria, 3865, Australia
Telephone (03) 5157 1203
www.zcg.com.au

Contents

1. Introduction
2. Subject Land and surrounding context
3. Application & proposal
4. Cultural heritage
5. Planning policy
6. Planning elements
7. Conclusion
8. Attachments:
 - Application form
 - Fees
 - Development plans
 - Copy of title

Introduction:

This amended planning report is prepared in support of the proposed extension of the storage building for the Technical building at 37 Henry Street, Lindenow. The report addresses the provisions of the township zone as contained within the East Gippsland planning scheme.



Zone Map



Aerial photo of subject land.

G-Tech Communication Services Pty Ltd, trading as

ZCG Scalar (ABN 13 095 677 062)
 Head Office, 7 Hall Street, PO Box 7,
 Lindenow, Victoria, 3865, Australia
 Telephone (03) 5157 1203
www.zcg.com.au

2. Subject land & surrounding context

The subject land and buildings are formerly described as Lot 1 on PS 616909 and is approximately 2 hectares in area.

Planning permission has been granted by East Gippsland Shire council for the construction of two buildings along with access road and carparking under permit 476/2011/P with an extension to this permit on the 13th November 2017.

The basis of this planning application is to allow office facilities for the ever-expanding broadcast antenna design and manufacture facility.

The site is relatively flat and is currently fenced with post and wire fences along all boundaries.

The land is located on the periphery of Lindenow at the intersection of Hall and Henry Streets. Residential properties are located to the north of the site on the opposite side of Henry Street and extending along Hall Street. Farming Land abuts the site in all other directions.

ZCG Scalar has planted over 12 native trees and other plants since beginning its building works.

Directly adjacent to the site on the north side of Henry Street is the existing ZCG Scalar manufacturing site inclusive of warehouses and administrative office, car parking areas, along with testing towers. This site is currently at capacity in terms of storage and is hindering an increase in manufacturing capabilities.

Hall and Henry streets are entirely bitumen sealed, with residential development within the proximity to the subject land varies, however the overall character of the precinct is of single style residential allotments commonly constructed through the 1960's with a few modern homes being built. The area encompasses a range of uses including commercial, educational, and agricultural uses.



G-Tech Communication Services Pty Ltd, trading as

ZCG Scalar (ABN 13 095 677 062)
Head Office, 7 Hall Street, PO Box 7,
Lindenow, Victoria, 3865, Australia
Telephone (03) 5157 1203
www.zcg.com.au

3. The Application and proposal

The proposal seeks to expand the office area for the ZCG Scalar manufacturing site.

The planning scheme amendment (C74) which rezoned this site from farming Zone to township was based on the premise that ZCG Scalar require a site for future expansion which is closely linked to its current operations.

The current builds are being used as a storage and test facility, for Defence, Air traffic control antenna testing, with long term contracts with the Bureau of Meteorology, Telstra and the Victorian Government Esta network, (000).

The current ZCG Scalar site will remain in use however some administration facets of the business will be relocated to the proposed administration building once complete. ZCG scalar often have interstate and overseas clients visiting so it is Important to provide high quality facilities.

The materials and colours proposed will blend into the existing colour schemes and will be constructed of steel and Colourbond in muted tones such as paperbark and jasper.

Further landscaping will be conducted along the swale drain, with more native plantings.

No additional traffic is envisaged as this new administrative building will handle the overflow of existing office workers.

Allocation of carparks has already been addressed on site by ZCG Scalar.

4.0 Cultural Heritage.

The subject land is not identified as 'Cultural sensitive' on the AVV mapping system and therefore the preparation of a Cultural Heritage Management plan is not required in accordance with the Aboriginal Heritage Act 2006 and regulations 2007 Version 27.

5. Planning Policy:

5.1 State planning Policy

Clause 17.02-2 relates to the design of industrial development. Whilst the functions undertaken on site are considered to be light industrial, setback distances and buffers between the use and the residential areas have been considered none the less. The testing functions have been located at the rear with the proposed administration building component towards the frontage which is an appropriate layout for the use but also ensures that the different components of the business do not impact on the existing residential amenity.

Clause 17.01-1 is also relevant in this case as it addresses business and the need to provide net community benefit, use of infrastructure efficiently and aggregate commercial facilities. This additional proposal enables the existing business which has been in Lindenow since 1970 to remain within the local township and expand to improve on not only its functions but also the net benefit to the local community which are obvious such as employment and the attraction of similar business interests.

5.2 Local Planning Policy.

Clause 21.05-2 addresses economic development on sites within the local municipality and seeks to encourage development on sites which are easily accessible and serviceable. The site is easily accessible from the main township area of Lindenow and has made so by the investment which ZCG Scalar has made over the past 20 years.

The proposal utilises appropriately zoned land within the settlement and seeks to maximise the use of the land and allow the business to consolidate its operations to enable it to function more efficiently and continue to operate from Lindenow.

6. Planning elements.

6.1 Township Zone

The use of the land for industry is not considered to adversely impact on the existing neighbourhood given that the use is established on the land. The additional extension for office administration aims to improve what already exists and create an attractive development.

- The purpose of the office facility is to enable the existing light industrial use to expand from its current premises and support future business expansion. Activities will be for further administrative office work for the manufacture of Radio frequency antennas.
- The products which are designed and produced onsite are antennas and other communication devices for both the private and commercial and defense markets. Quantities vary and are based on demand as ZCG supplies to local, interstate and overseas markets.
- The use is not considered to present major hazards or use/produce dangerous goods, notification under the relevant regulations will not be required.
- The current use does not emit any air borne emissions, noise or create light spill or glare and therefore it is anticipated that the expansion will also follow this example.

G-Tech Communication Services Pty Ltd, trading as

ZCG Scalar (ABN 13 095 677 062)
Head Office, 7 Hall Street, PO Box 7,
Lindenow, Victoria, 3865, Australia
Telephone (03) 5157 1203
www.zcg.com.au

- Hours of operation will be maintained which generally occur Monday to Friday between 7am and 5pm. The likely effects on the neighbourhood will be minimal as this type of industry is environmentally friendly and is compatible with residential use.
- As the works are located on the periphery of the township, the character of the town is protected and will not be impacted on the additional development.
- The office building has been designed to provide direct access to the entrance and carparking area, and has been orientated so that good solar access from the north is achievable and provides outdoor areas for staff.
- A bitumen carpark and drive access has already been completed under the existing expired permit. Which addresses Clause 52.06.
- Loading and unloading of vehicles will be conducted onsite with no impact on traffic within Henry Street, the driveway is 6 mtrs wide at it maximum and 4 mtrs wide at it minimum, so addresses clause 52.07.

The proposal is considered to be a good outcome for the site and careful consideration has been undertaken when designing the buildings and their layout to ensure that the interface between industrial and residential use is maintained in a positive way.

7. Conclusion

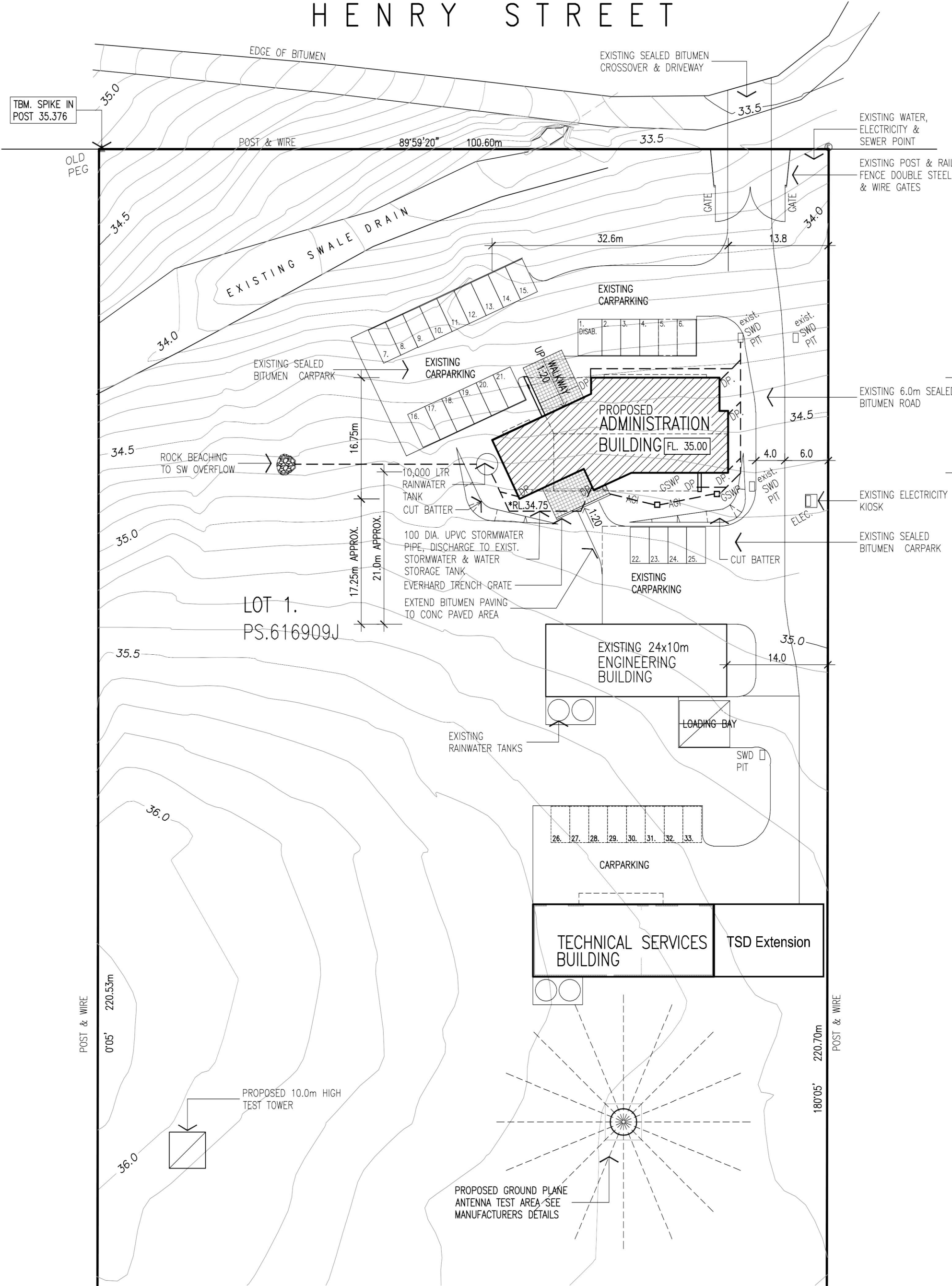
The proposed increase in administrative building works at 37 Henry Street, Lindenow is considered to accord with all relevant provisions of the East Gippsland planning scheme. The Proposal is consistent with State and local policy and has been designed to meet the needs of the business as well as have regard for the adjoining properties.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

Garry Kelly
Managing Director
G-Tech Communication Services Pty Ltd
Trading as 'ZCG Scalar'

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 **SITE PLAN**
SCALE 1:500



IAN NEVILLE BUILDING DESIGN

383 Eastwood Rd
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GENERAL NOTES FOR COMMERCIAL WORKS
(NCC 2022 BCA VOL 1)

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOLUME 2.

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA, WHERE A PERFORMANCE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA.

STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:

RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM

GOING (G) 355MM MAXIMUM AND 240MM MINIMUM

2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM

WITH LESS THAN 125MM GAP BETWEEN OPEN TREADS.

ALL TREADS, LANDINGS AND THE LIKE TO HAVE A SLIP-RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.

PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) TO BE:

1000MM MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND

865MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND

ANY HORIZONTAL ELEMENT WITHIN THE BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.

WIRE BARRIER CONSTRUCTION TO COMPLY WITH NCC 2022 PART H5P2 FOR CLASS 1 AND 10 BUILDINGS.

TOP OF HAND RAILS TO BE MINIMUM 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZEMAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

WATERPROOFING AND WATER RESISTANCE OF WET AREAS IS TO COMPLY WITH NCC PART F2D2

BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF OF AS 3700-2018.

ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

ALL MEASUREMENTS AND LEVELS IN MILLIMETRES UNLESS NOTED OTHERWISE.

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL OF THE OWNER OBTAINING A BUILDING PERMIT.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF IAN NEVILLE BUILDING DESIGN Pty Ltd (THE DESIGNER) FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF IAN NEVILLE BUILDING DESIGN EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO IAN NEVILLE BUILDING DESIGN.

THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ALL VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.

PERSONNEL LOADING :

BASED ON SANITARY FACILITIES PROVIDED PER NCC PART F4D4

MALE EMPLOYEES

FEMALE EMPLOYEES

MALE PATRONS

FEMALE PATRONS

MALE PARTICIPANTS

FEMALE PARTICIPANTS

CHILDREN

AUTHORITIES LIST :

MUNICIPALITY – EAST GIPPSLAND SHIRE COUNCIL –PH: 5153 9500

SEWERAGE AUTHORITY – EAST GIPPSLAND WATER –PH: 5150 4444

DRAINAGE AUTHORITY – EAST GIPPSLAND WATER –PH: 5150 4444

RELEVANT BUILDING SURVEYOR

RELEVANT FIRE AUTHORITY – COUNTRY FIRE AUTHORITY

RELEVANT ELECTRICAL SUPPLY AUTHORITY – AUSNET SERVICES

PLANNING PERMIT :

PLANNING PERMIT No.....

ISSUE DATE

BUILDER IS TO ALLOW FOR ALL WORKS TO COMPLY AND INCLUDE ALL REQUIRED CONDITIONS IN ACCORDANCE WITH THE PLANNING PERMIT AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE PLANNING CONDITIONS AT THE COMPLETION OF WORKS.

PROJECT CONSULTANTS LIST :

CONSULTING STRUCTURAL ENGINEER – CD. WATTS & ASSOCIATES
PH – (03) 5156 0515

CONSULTING CIVIL ENGINEER – N/A

CONSULTING FIRE SERVICE DESIGN – N/A

CONSULTING LAND SURVEYOR – N/A

CONSULTING GEOTECHNICAL ENGINEER – N/A

CONSULTING LANDSCAPE DESIGNER – N/A

CONSULTING MECHANICAL SERVICES ENGINEER – N/A

CONSULTING ELECTRICAL ENGINEER – N/A

CONSULTING HYDRAULIC ENGINEER – N/A

CONSULTING LIGHTING DESIGNER – N/A

SITE GEOTECHNICAL INVESTIGATION :

REFER TO GEOTECHNICAL INVESTIGATION REPORT No. 180710

BY – CD. WATTS & ASSOCIATES PH. (03) 5156 0515

PLANNING.

PROJECT:

PROPOSED INDUSTRIAL DEVELOPMENT
AT No.37 HENRY STREET, LINDENOW, VICTORIA.

CLIENT:

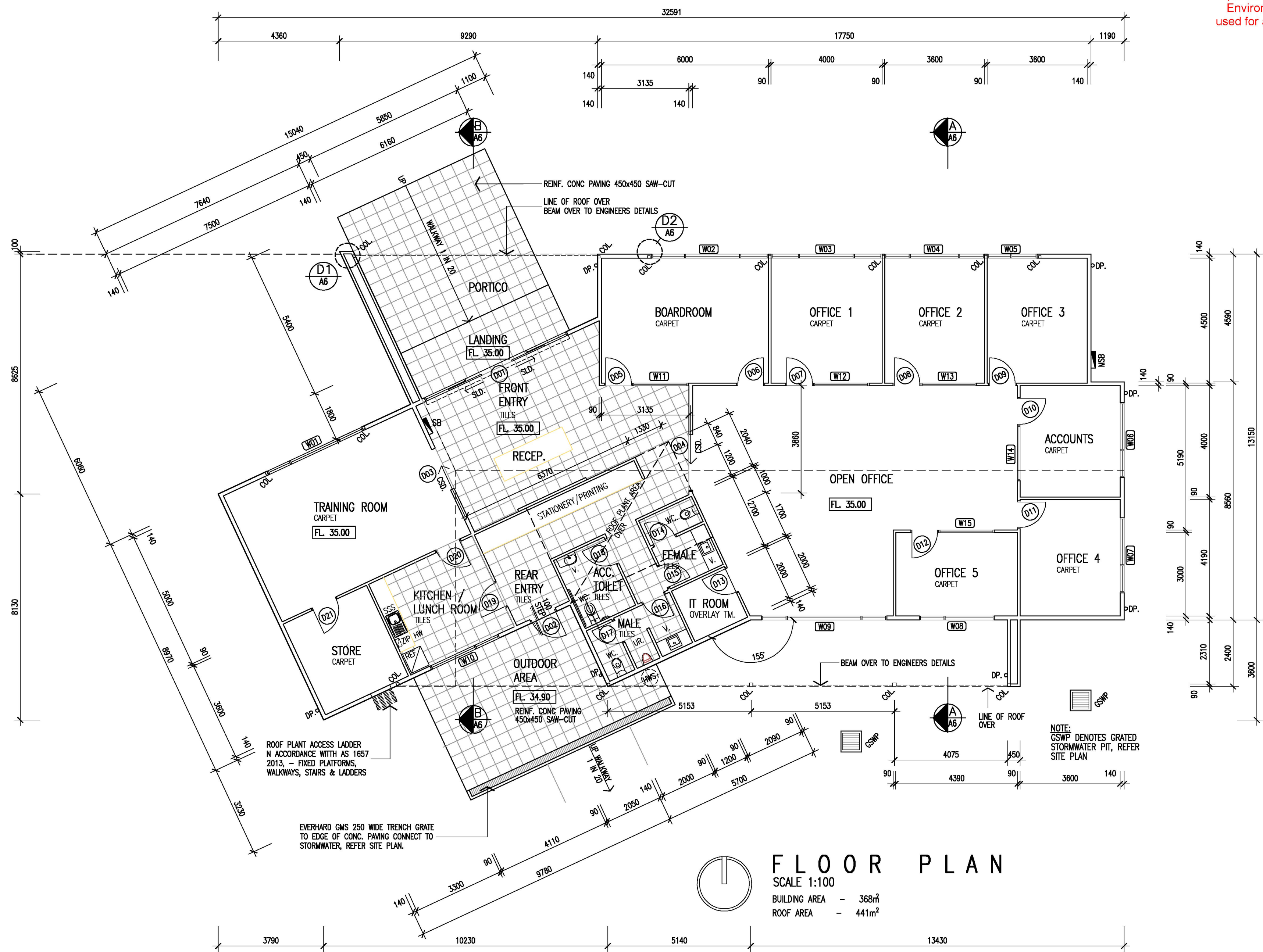
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DRAWN: DDD
CHECKED: DP-AD 1075

DATE: 16/09/2025
Page 25 of 32

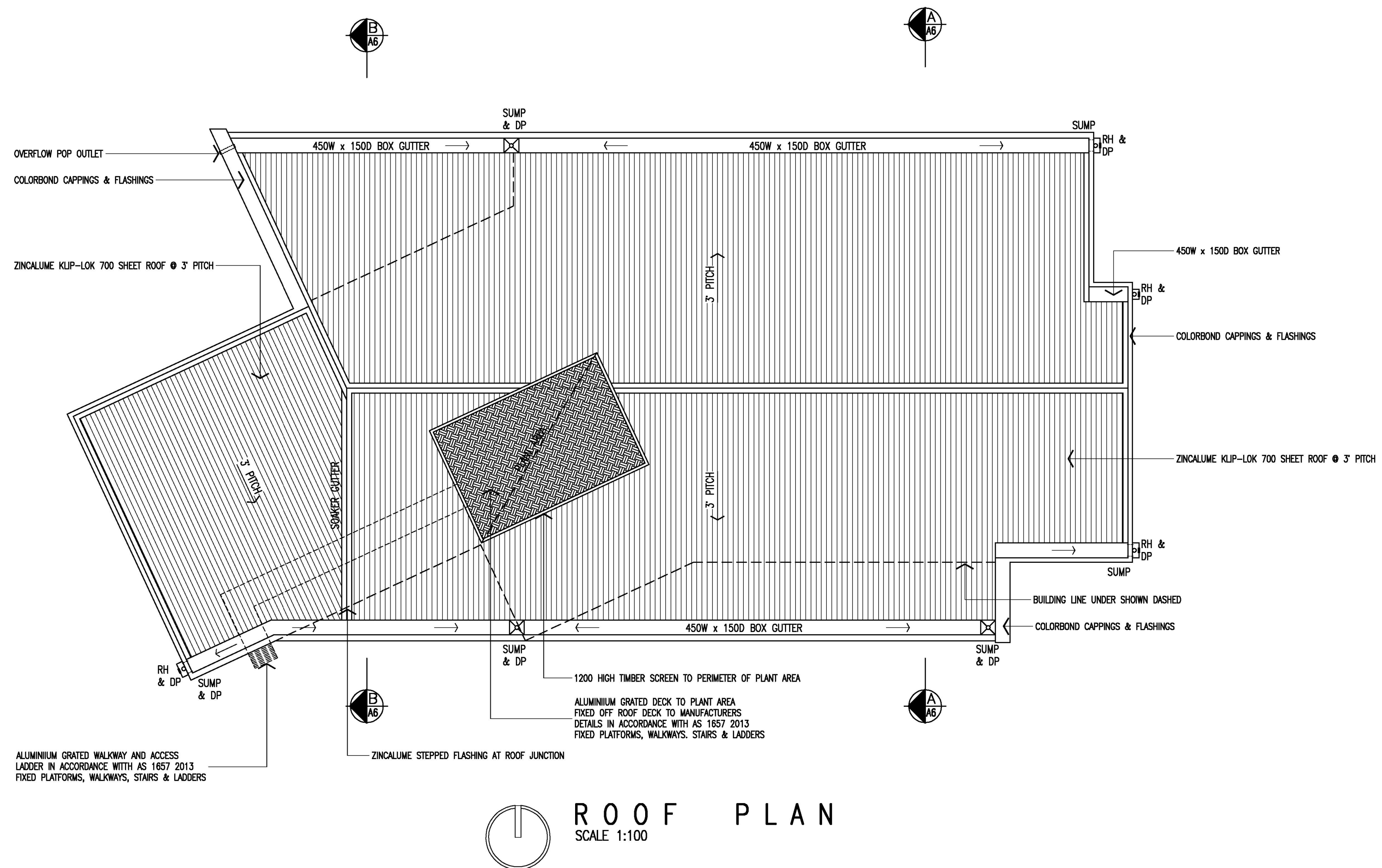
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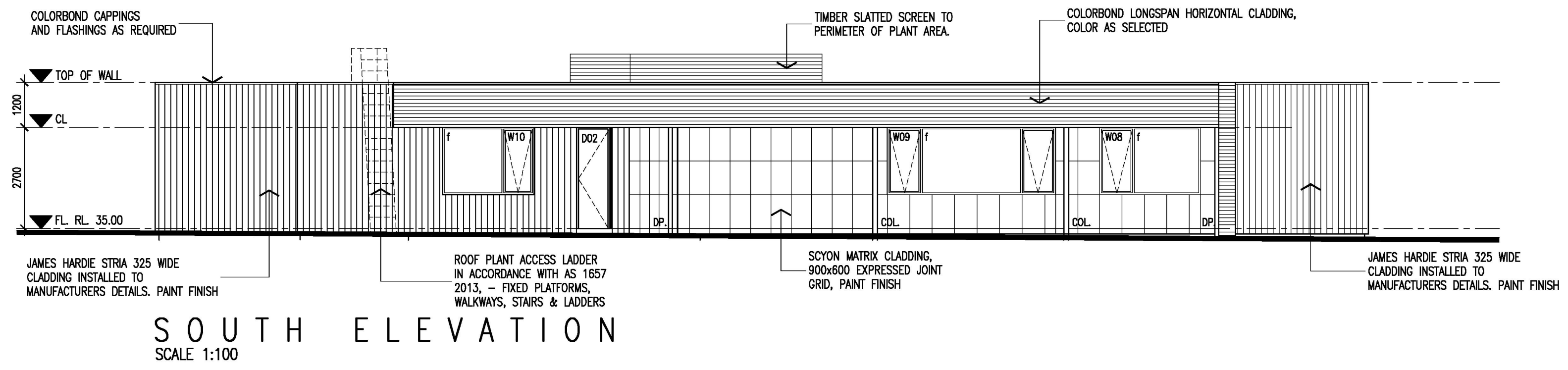
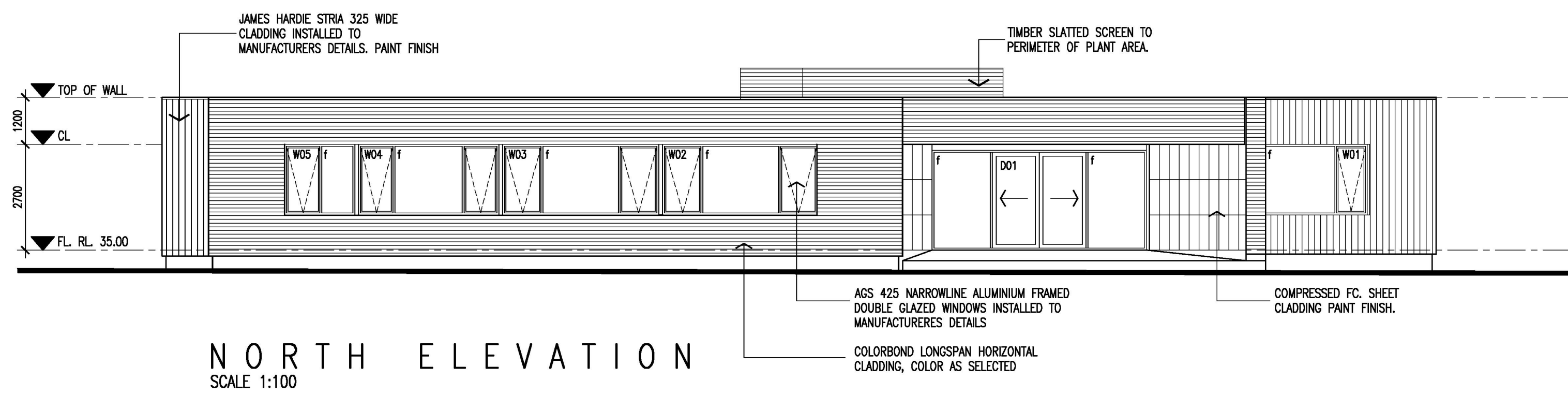
A2 SIZE.



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E. ian.neville@inbd.com.au

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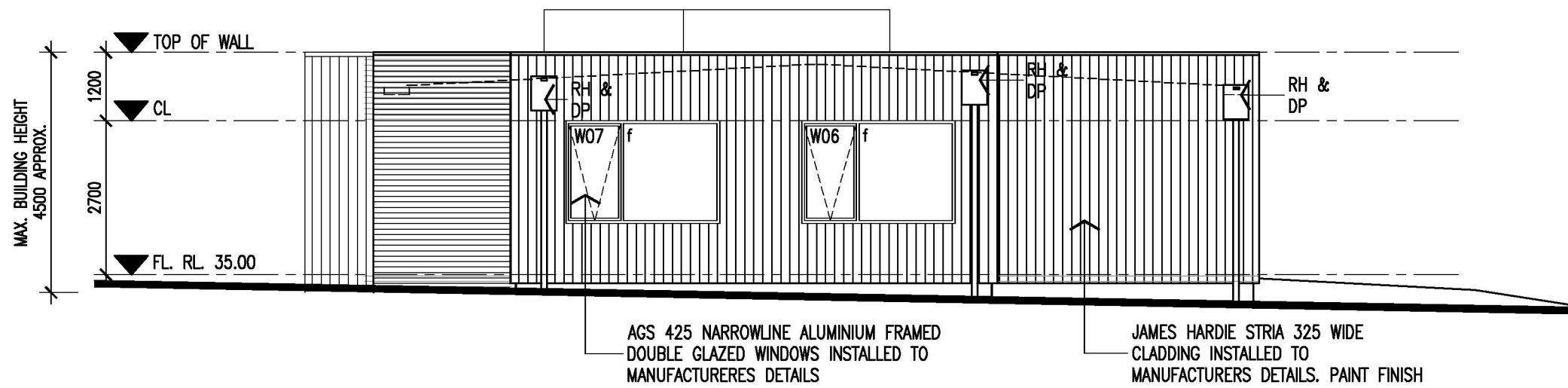
PLANNING.



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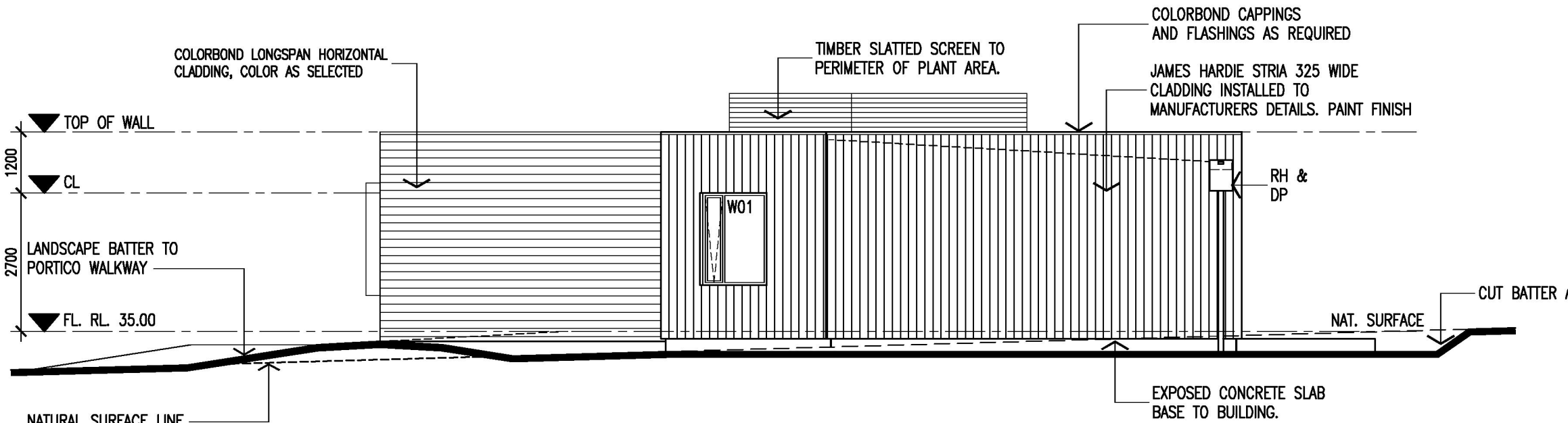
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EAST ELEVATION
SCALE 1:100

WINDOW SCHEDULE					
No.	SIZE	HxW	DESCRIPTION	ROOM	COMENTS
W1	1800x3760		AGS 425 NARROWLINE ALUMINUM FRAMED AWNING WINDOW	.	DOUBLE GLAZED
W2	1800x4200		AGS 425 NARROWLINE ALUMINUM FRAMED AWNING WINDOW		DOUBLE GLAZED
W3	1800x4000		AGS 425 NARROWLINE ALUMINUM FRAMED AWNING WINDOW		DOUBLE GLAZED
W4	1800x3600		AGS 425 NARROWLINE ALUMINUM FRAMED AWNING WINDOW		DOUBLE GLAZED
W5	1800x1800		AGS 425 NARROWLINE ALUMINUM FRAMED AWNING WINDOW		DOUBLE GLAZED
W6	1800x2700		AGS 425 NARROWLINE ALUMINUM FRAMED AWNING WINDOW		DOUBLE GLAZED
W7	1800x2700		AGS 425 NARROWLINE ALUMINUM FRAMED AWNING WINDOW		DOUBLE GLAZED
W8	1800x2700		AGS 425 NARROWLINE ALUMINUM FRAMED AWNING WINDOW		DOUBLE GLAZED
W9	1800x4500		AGS 425 NARROWLINE ALUMINUM FRAMED AWNING WINDOW		DOUBLE GLAZED
W10	1800x2700		AGS 425 NARROWLINE ALUMINUM FRAMED AWNING WINDOW		DOUBLE GLAZED
W11	1800x2000		AGS 400 NARROWLINE ALUMINUM FRAMED FIXED WINDOW		SINGLE GLAZED
W12	1800x2000		AGS 400 NARROWLINE ALUMINUM FRAMED FIXED WINDOW		SINGLE GLAZED
W13	1800x2000		AGS 400 NARROWLINE ALUMINUM FRAMED FIXED WINDOW		SINGLE GLAZED
W14	1800x2000		AGS 400 NARROWLINE ALUMINUM FRAMED FIXED WINDOW		SINGLE GLAZED
W15	1800x2000		AGS 400 NARROWLINE ALUMINUM FRAMED FIXED WINDOW		SINGLE GLAZED

NOTE: ALL EXTERNAL GLASS SHOULD BE DOUBLE GLAZED, LOW E GLASS.
TOTAL U VALUE



WEST ELEVATION
SCALE 1:100

DOOR SCHEDULE					
No.	SIZE	HxW	DESCRIPTION	ROOM	COMENTS
D01	2x1200x2550		DORMA ES200 AUTO SLIDING ALUMINIUM FRAMED DOORS	RECEPTION	DORMA ES200 AUTO OPERATOR
D02	2650x920		SOLIDCORE TIMBER DOOR	REAR ENTRY	
D03	2650x1600		CUSTOM BUILT CAVITY SLIDER DOOR	RECEPTION	LADENKO DOOR HEAD TRACK
D04	2650x2000		CUSTOM BUILT CAVITY SLIDER DOOR	RECEPTION	LADENKO DOOR HEAD TRACK
D05-D06	2650x920		AGS 225 SERIES ALUMINIUM FRAMED GLASS PANEL DOOR	BOARD ROOM	300 HIGHLIGHT
D07	2650x920		AGS 225 SERIES ALUMINIUM FRAMED GLASS PANEL DOOR	OFFICE 1	300 HIGHLIGHT
D08	2650x920		AGS 225 SERIES ALUMINIUM FRAMED GLASS PANEL DOOR	OFFICE 2	300 HIGHLIGHT
D09	2650x920		AGS 225 SERIES ALUMINIUM FRAMED GLASS PANEL DOOR	OFFICE 3	300 HIGHLIGHT
D10	2650x920		AGS 225 SERIES ALUMINIUM FRAMED GLASS PANEL DOOR	ACCOUNTS	300 HIGHLIGHT
D11	2650x920		AGS 225 SERIES ALUMINIUM FRAMED GLASS PANEL DOOR	OFFICE 4	300 HIGHLIGHT
D12	2650x920		AGS 225 SERIES ALUMINIUM FRAMED GLASS PANEL DOOR	OFFICE 5	300 HIGHLIGHT
D13	2650x920		TIMBER SOLIDCORE SECURITY DOOR	IT ROOM	AIR GRILLE
D14	2650x820		TIMBER SOLIDCORE PRIVACY DOOR	FEMALE TOILET	
D15	2650x820		TIMBER SOLIDCORE DOOR	FEMALE TOILET	
D16	2650x820		TIMBER SOLIDCORE DOOR	MALE TOILET	
D17	2650x820		TIMBER SOLIDCORE PRIVACY DOOR	MALE TOILET	
D18	2650x920		TIMBER SOLIDCORE DOOR	ACC. TOILET	
D19	2650x920		TIMBER SOLIDCORE DOOR	KITCHEN/LUNCH	
D20	2650x920		AGS 225 SERIES ALUMINIUM FRAMED GLASS PANEL DOOR	KITCHEN/LUNCH	
D21	2650x920		TIMBER SOLIDCORE SECURITY DOOR	IT ROOM	



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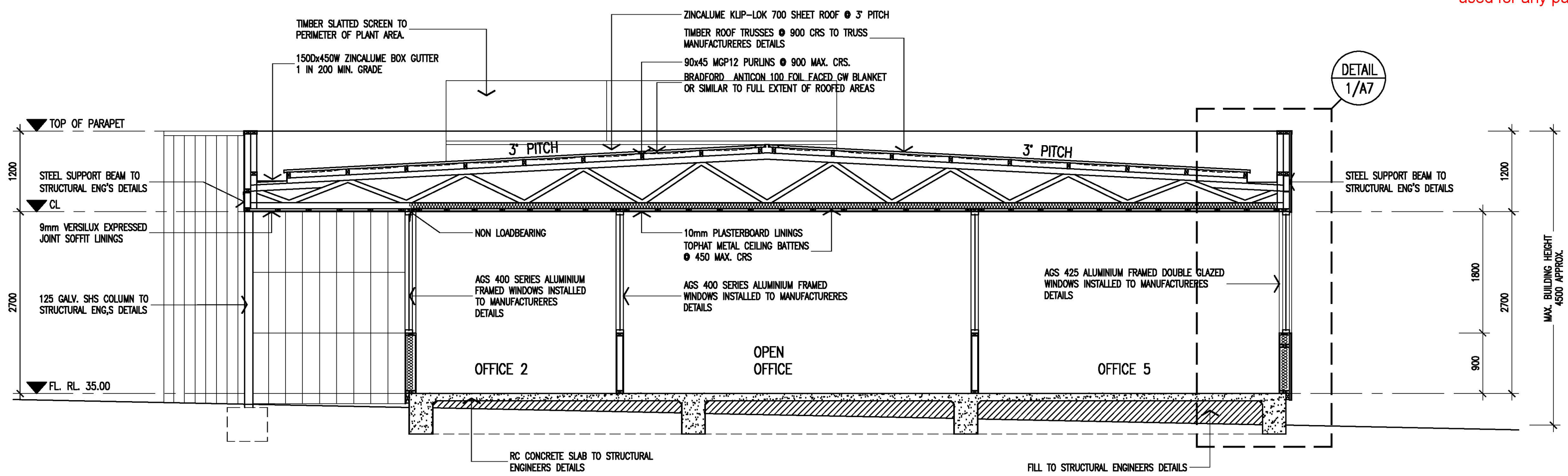
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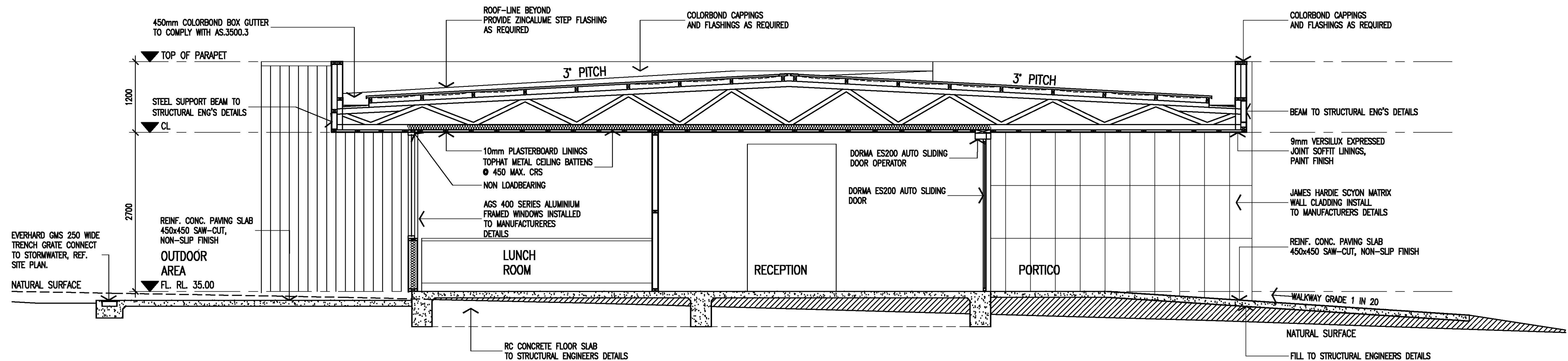
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SECTION A - A
SCALE 1:50



SECTION B - B
SCALE 1:50

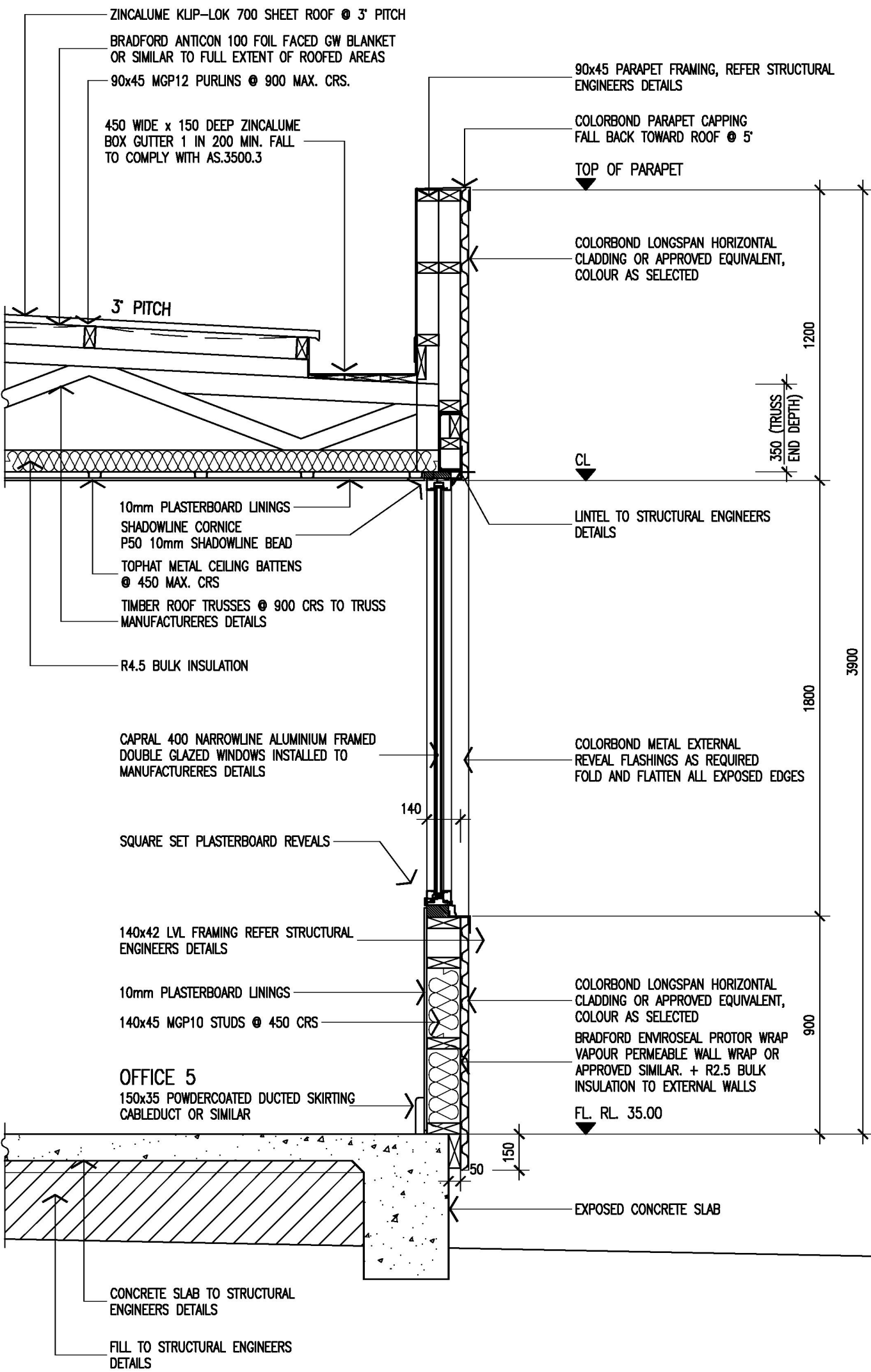
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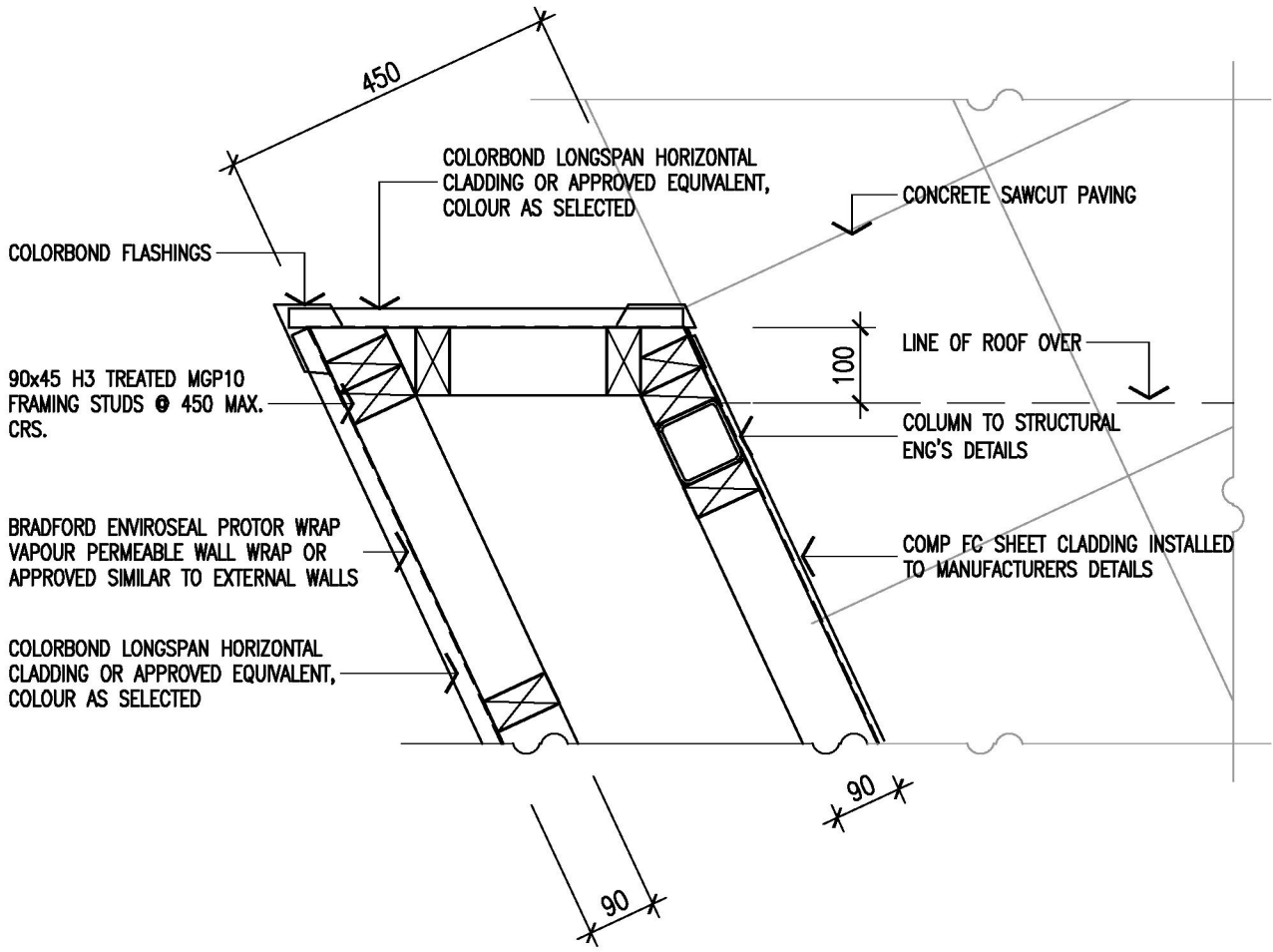
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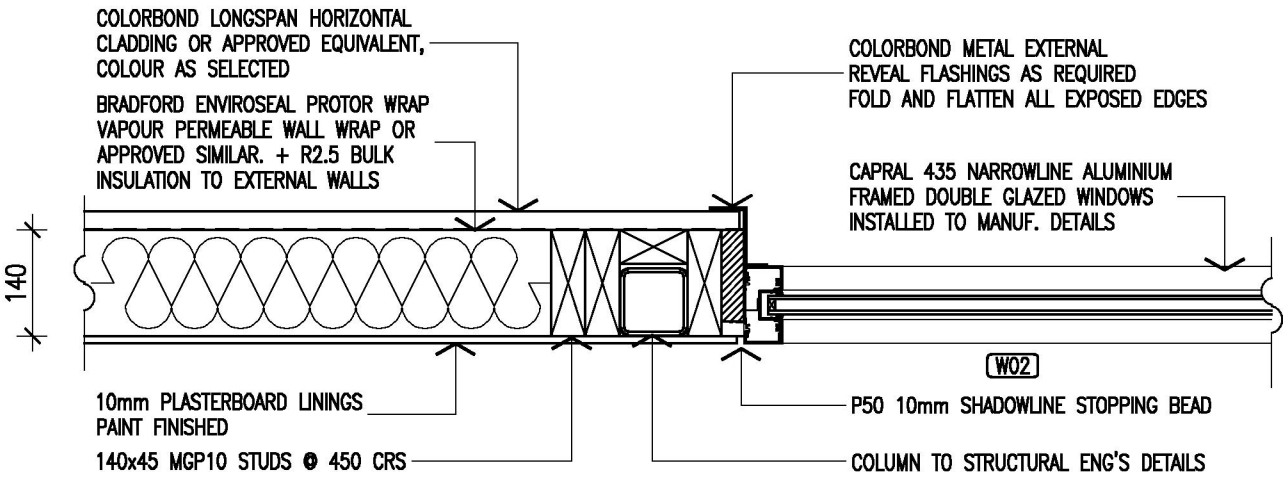
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DETAIL 1/A6
SCALE 1:20



DETAIL D1/A2
SCALE 1:20



DETAIL D2/A2
SCALE 1:20

FALL SAFE DETAILS

THE CLIENT IS TO ARRANGE FOR THE FOLLOWING ITEMS TO BE FIXED IN THE POSITION IN ORDER TO COMPLY WITH OH&S REQUIREMENTS.

1. LADDER ANCHORS FOR THE SECURING AND PLACEMENT OF LADDERS.
2. ENTRY EXIT PLATFORMS OF 2M WITH HADBAILS TO PLACE A PERSON IN THE SAFE ZONE AWAY FROM ANY FALL HAZARDS.
3. PRIMARY ANCHOR POINTS CONNECTED TO PURLINS.
4. DIVERSION ANCHOR POINTS CONNECTED TO THE PURLINS AT THE BUILDING CORNERSTO NEGATE THE PENDULUM EFFECT IF A FALL SHOULD OCCUR.
5. PROVIDE AN OPERATION AND MAINTENANCE MANUAL FOR THE ANCHOR SYSTEM ALONG WITH WRITTEN PRODUCT INFORMATION AND INSTALLATION GUARENTEE.
6. USE A HEIGHT AND SAFETY SPECIALIST TO PERFORM THESE TASKS.

FIRE HAZZARD PROPERTIES

MATERIAL	IGNITABILITY	SPREAD OF FLAME	HEAT EVOLVED	SMOKE DEVELOPED
PLASTERBOARD	ALL COMPLY UNDER CLAUSE C1.10 & C1.12 OF THE BCA			
FIBRE CEMENT SHEET	ALL COMPLY UNDER CLAUSE C1.10 & C1.12 OF THE BCA			
JOINERY	ALL COMPLY UNDER CLAUSE C1.10 & C1.12 OF THE BCA			
MDF SKIRTING	14	8	7	8
CERAMIC TILE	ALL COMPLY UNDER CLAUSE C1.10 OF THE BCA			
GLASS	INERT			
VINYL	TO BE SELECTED TO COMPLY WITH REQUIRED INDICES			
CARPET	TO BE SELECTED TO COMPLY WITH REQUIRED INDICES			

INSULATION

ALL EXTERNAL WALLS TO BE FITTED WITH BRADFORD ENVIROSEAL PROTOR WRAP VAPOUR PERMEABLE WALL WRAP OR APPROVED SIMILAR. (REF. DETAILS)

ROOF AREAS TO BE FITTED WITH BRADFORD ANTICON 100 FOIL FACED GW BLANKET OR APPROVED SIMILAR. (REF. DETAILS)




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ELECTRICAL LEGEND


- 


MSB
MAIN SWITCHBOARD
- 


SB
SUB-BOARD
- 


×
LIGHT SWITCH
- 


9W LED RECESSED DOWN LIGHT
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COMPACT FLOURESCENT DOWN LIGHT
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
EM
EMERGENCY LIGHT
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
EXIT LIGHT – BLADE TYPE
- 


V
18W VANDAL LIGHT CONNECTED TO PE CELL
- 


1200x300 40W LED PANEL LIGHT
- 


A
DOUBLE GPO MOUNTED ON CABLEDUCT SKIRT
- 


B
DOUBLE WALL MOUNTED GPO ABOVE BENCH HEIGHT
- 


C
DOUBLE WALL MOUNTED GPO UNDER BENCH (300 ABOVE FLOOR LEVEL)
- 


D
DOUBLE WALL MOUNTED GPO (1500 ABOVE FLOOR LEVEL)
- 


X
SINGLE WALL MOUNTED GPO (1500 ABOVE FLOOR LEVEL)
- 

WP
DOUBLE WALL MOUNTED WEATHERPROOF GPO (300 ABOVE FLOOR LEVEL)
- 

DATA POINT – CONNECT TO COMMS RACK. IN CAT 6 CABLE
- 

TV OUTLET CONNECT VGA CABLE TO UNDER RECEPTION DESK
- 

FLAT SCREEN LCD DISPLAY BY OTHERS
- 

F
250mm DIA. CEILING EXHAUST FAN
- 


EXT
FIRE EXTINGUISHER


CEILING FITTINGS


- 


600x600 FLUSH MOUNTED
CEILING HATCH ALLEN KEY OPERATED

MECHANICAL LEGEND

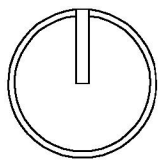
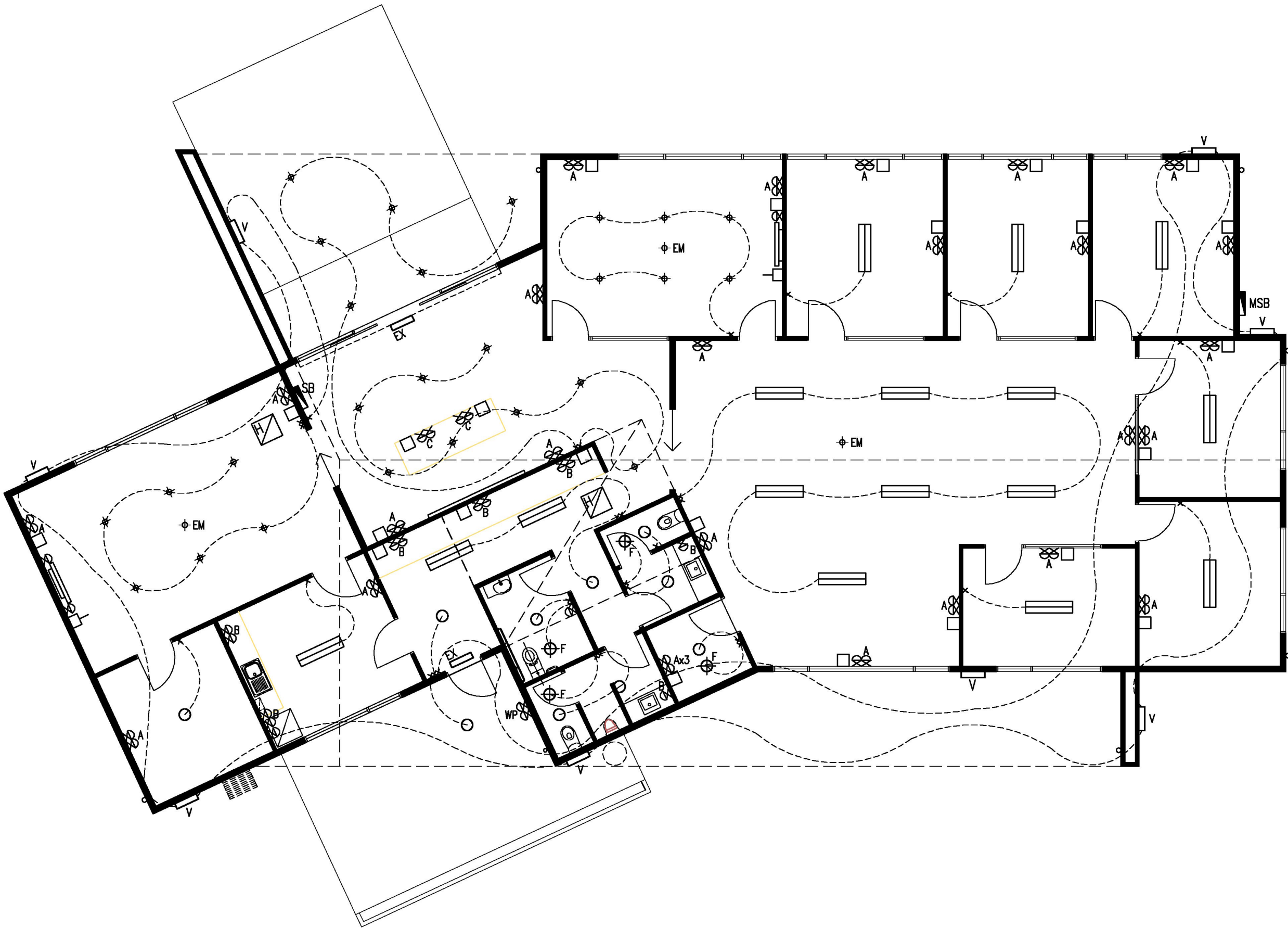
- 

CEILING REGISTER DUCTED TO ROOF MOUNTED EXHAUST OR AIR INLET FAN
- 

A/C
CEILING MOUNTED A/C UNIT CONNECTED TO ROOF MOUNTED CONDENSING UNIT
- 

CEILING REGISTER CONNECTED TO ROOF MOUNTED AIR INLET FAN
- 

WALL MOUNTED INDOOR A/C UNIT CONNECTED TO ROOF MOUNTED CONDENSING UNIT



ELECTRICAL PLAN
SCALE 1:100



IAN
NEVILLE
BUILDING
DESIGN

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PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT AT No.37 HENRY STREET, LINDENOW, VICTORIA.			
CLIENT:			
DESIGN: IJN.	DRAWN: DPD.	DWG.No: 17033.A8	
CHECKED: DP-A0 1075	DATE: NOV. 2017	A2 SIZE.	