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NOTICE OF AN APPLICATION FOR PLANNING PERMIT

Form 2

The land affected by the application is located at:	**15 Power Station Road BAIRNSDALE VIC 3875** **Lot: 1 PS: 516539**
The application is for a permit to:	**Change of Use, Buildings and works and Reduction in Car Parking**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
35.07-1 and 35.07-4	Use and development of land for Industry
43.02-2	Buildings and works (Industry)
52.06-3	Reduce the minimum number of car parking spaces (11) required under Clause 52.06-5
The applicant for the permit is:	**Vikon Investments Pty Ltd**
The application reference number is:	**5.2026.376.1**

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.

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April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Tuesday, 27 October 2026 3:46 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Caveat - 15 Power Station Road, Bairnsdale.pdf; Site Plans and Elevations - 15 Power Station Road, Bairnsdale.pdf; Contract of Sale - 15 Power Station Road, Bairnsdale.pdf; Permit Consent Letter - Vendor Signed 14102026.pdf; Copy of Plan - 15 Power Station Road, Bairnsdale.pdf; Copy of Title - 15 Power Station Road, Bairnsdale.pdf; Planning Report - 15 Power Station Road, Bairnsdale - 21735 V2.pdf; Planning_Permit_Application_2026-10-27T15-45-26_38216692_0.pdf; RE: Planning Permit Application Received - 15 Power Station Road, Bairnsdale, VIC.

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:

Business trading name: Vikon Investments Pty Ltd

Email address:

Postal address :

Preferred phone number:

Secondary phone number:

Owner's name:

Owner's business trading name (if applicable):

Owner's postal address:

Street number: 15

Street name: Power Station Road

Town: Bainrsdale

Post code: 3875

Lot number: 1

Plan number: 516539Y

Other Legal Description: Volume 10619 Folio 911

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Page 2 of 26

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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?: Yes

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

Existing conditions : The land is currently being operated as a timber milling and processing facility, previously occupied by Terra Timbers Pty Ltd.
The site contains substantial existing industrial infrastructure, including a large enclosed manufacturing shed, additional open-sided shedding, established office facilities, extensive hardstand areas, and areas previously utilised for timber processing, material handling and storage.

Description of proposal : We propose to seek planning approval to change the Land Use from Timber Production to Industry. Vikon Precast plans to establish a precast concrete manufacturing facility, utilising and upgrading the existing buildings, offices, hardstand areas and infrastructure of the former timber mill site.
The proposed development will re-purpose the established industrial facilities for the manufacture, storage and distribution of precast concrete products servicing the civil, agricultural and construction industries.
The proposed development will also include the construction of a new office building, additional concrete hardstand areas and a designated concrete car-park to support the operational and administrative requirements of the business.

Estimated cost of development: $980,000.00

Has there been a pre-application meeting: Yes

Officer's name: Kellinde Chester and Andrew Bates

Full copy of Title: Copy of Title - 15 Power Station Road, Bairnsdale.pdf

Covenants agreements: Caveat - 15 Power Station Road, Bairnsdale.pdf

Plans: Site Plans and Elevations - 15 Power Station Road, Bairnsdale.pdf

Planning report: Planning Report - 15 Power Station Road, Bairnsdale - 21735 V2.pdf

ExtraFile: 3

1. Supporting information/reports: Contract of Sale - 15 Power Station Road, Bairnsdale.pdf

2. Supporting information/reports: Copy of Plan - 15 Power Station Road, Bairnsdale.pdf

3. Supporting information/reports: Permit Consent Letter - Vendor Signed 14102026.pdf

Invoice Payer:

Address for Invoice:

Invoice Email:

Primary Phone Invoice:

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Invoice Secondary Phone: 0439166535

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

VOLUME 10619 FOLIO 911

Security no : 124140082525P
Produced 27/10/2026 03:14 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 516539Y.
PARENT TITLES :
Volume 09671 Folio 101 to Volume 09671 Folio 102
Created by instrument PS445149G 10/12/2001

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AB655038P 25/10/2002

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.

DIAGRAM LOCATION

SEE PS516539Y 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: 15 POWER STATION ROAD BAIRNSDALE VIC 3875

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ADMINISTRATIVE NOTICES

NIL

eCT Control 19531K DENTONS AUSTRALIA
Effective from 03/12/2020

DOCUMENT END

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Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**03/09/2026 10:16**

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PLAN OF SUBDIVISION

UNDER SECTION 35 OF THE SUBDIVISION ACT 1988

STAGE No.	LTO USE ONLY	PLAN NUMBER
/	EDITION 1	PS 516539Y

LOCATION OF LAND

PARISH: MOORMURNG
TOWNSHIP: ——
SECTION: ——
CROWN ALLOTMENT: 72 (PART)
CROWN PORTION: ——

TITLE REFERENCES: VOL 10619 FOL 911

LAST PLAN REFERENCE: LOT 2 ON PS 445149G

POSTAL ADDRESS: (At time of subdivision) PRINCES HIGHWAY, BAIRNSDALE, 3875

AMG CO-ORDINATES: (Of approx. centre of land in plan) E 549 500 N 5810 900 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 03/00099/SS

A This is a plan under Section 35 of the *Subdivision Act* 1988 which does not create any additional lots.

B This plan is exempt from Part 3 of the *Subdivision Act* 1988.

~~C This is a plan under Section 35 of the *Subdivision Act* 1988 which creates (an) additional lot(s).~~

D It is certified under Section 6 of the *Subdivision Act* 1988.

~~E It is certified under Section 11 (7) of the *Subdivision Act* 1988.~~

~~F Date of original certification under section 6. / / .~~

G This is a Statement of Compliance under Section 21 of the *Subdivision Act* 1988.

(Council Delegate)

~~(Council seal)~~

(Date of Certification) 16/06/2003

VESTING OF ROADS AND/OR RESERVES

Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered.

IDENTIFIER	COUNCIL/BODY/PERSON
RI	ROADS CORPORATION

Land to be acquired by agreement

Land to be acquired by compulsory process RI

All the land is to be acquired free from all encumbrances other than any easements specified on this plan.

NOTATIONS

STAGING This ~~is~~ / is not a staged subdivision
Planning Permit No

DEPTH LIMITATION DOES NOT APPLY

DIMENSIONS SHOWN UNDERLINED ARE NOT THE RESULT OF THIS SURVEY

AREA OF LOT 1 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE

SURVEY: THIS PLAN IS / ~~IS NOT~~ BASED ON SURVEY

THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 19

EASEMENT INFORMATION

Easements marked (+) are created upon registration of this plan.
Easements marked (●) are created when the appropriate vesting date is recorded or transfer registered.
Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered.

LEGEND E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement
A - Appurtenant Easement R - Encumbering Easement (Road)

Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
	E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. 1516121	STATE ELECTRICITY COMMISSION VICTORIA
	E-2	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. A640572	STATE ELECTRICITY COMMISSION VICTORIA
	E-3	TRANSMISSION OF ELECTRICITY	SEE DIAG	INST. 1637545	STATE ELECTRICITY COMMISSION VICTORIA
	E-4	POWERLINE	SEE DIAG	PS 445149G - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY LTD.

LTO USE ONLY
STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
RECEIVED ☑
DATE 3 / 6 / 2004

LTO USE ONLY
PLAN REGISTERED
TIME 2.49 pm
DATE 11 / 6 / 2004
G Vern
Assistant Registrar of Titles

SHEET 1 OF 3 SHEETS

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 6011

THIS PLAN HAS BEEN PREPARED FOR ROADS CORPORATION

LICENSED SURVEYOR PAUL ANTHONY DWYER
SIGNATURE ..... DATE 5 / 6 / 03
SR 21681 SURVEYORS REF. 10514
REF 20250 PSI VERSION 1

DATE 16 / 6 / 2003
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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PLAN OF SUBDIVISION

UNDER SECTION 35 OF THE SUBDIVISION ACT 1988

STAGE No. | PLAN NUMBER PS 516539Y

AMG ZONE 55

ENLARGEMENT SCALE 1:800

100°26' 42·28 110°42' 7·66 E-4

SEE ENLARGEMENT

20 30 100°26' (409·65)

E-4 8°32'20" (397·83) 8°32'20"

1 12·33ha

133·33 (194·17) 190°22'

POWER STATION ROAD

30 E-2 E-1 E-4 68°09'40" 113·93 65°59'40" 181·61

14·01 9·84 26·90 59·52 (152·91) 261°30' (200·94) 48·03 246°39' (248·64)

RI ROAD 309Im²

HIGHWAY

SEE ENLARGEMENT

8°32'20" 30·13

PRINCES

ENLARGEMENT SCALE 1:800

27°52' 18·52 11°03' (33·49) (60·84) 190°22'

1

E-2 E-2 14·32 65°59'40" 28·58 8·37 8·43

E-3 16·08 E-3 E-3

E-1 E-1 10°26' E-4

246°39'

RI ROAD

PRINCES HIGHWAY

POWER STATION ROAD

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

THIS PLAN HAS BEEN PREPARED FOR ROADS CORPORATION

ORIGINAL SHEET SIZE A3 | SCALE 1:2500 | SCALE 25 0 25 50 75 100 LENGTHS ARE IN METRES

LICENSED SURVEYOR PAUL ANTHONY DWYER

SIGNATURE ..... DATE 5/6/03

SR 21681 REF 20250 PSI

SURVEYORS REF. 10514

VERSION 1

SHEET 2 OF 3 SHEETS

DATE 16/6/2003
COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110mm

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PLAN OF SUBDIVISION

UNDER SECTION 35 OF THE SUBDIVISION ACT 1988

STAGE No. / LTO USE ONLY | EDITION | PLAN NUMBER PS 516539Y

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND

Land Affected	Land acquired by compulsory process prior to certification			Land acquired by compulsory process after registration of plan				Land acquired by agreement	LTO reference of transfers or notifications of vesting dates	Assistant Registrar of Titles
	Vesting date	Gov't Gaz.		Date of recording of vesting date	Vesting date	Gov't Gaz.		Date of registration of transfer		Signature
		Page	Year			Page	Year			
RI	25/07/02	1742	2002							

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

THIS PLAN HAS BEEN PREPARED FOR ROADS CORPORATION

LICENSED SURVEYOR PAUL ANTHONY DWYER
SIGNATURE ..... DATE 5/6/03
SR 21681
REF 20250PSI
SURVEYORS REF. 10514
VERSION 1

SHEET 3 OF 3 SHEETS

DATE 16/06/2003
COUNCIL DELEGATE SIGNATURE

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CAVEAT

Section 89 Transfer of Land Act

AB655038P

OFFICE OF TITLES P.S. VICTORIA

25/10/2002 $59 89

Lodged by:

Name: TXU Networks Pty Ltd

Phone: 9229 6154

Address: Level 33, 385 Bourke Street, Melbourne 3000

Ref: 90BI7601

Customer Code: 1333P

The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as proprietor of and of any instrument affecting the estate or interest to the extent specified.

Land: *(title, mortgage, charge or lease)*

Certificate of Title Volume 10619 Folio 911

Caveator: *(full name and address)*

TXU Electricity Limited (A.C.N. 064 651 118)

DAB655038P-1-6

Estate or Interest claimed:

An interest as Lessee of the land

Grounds of claim:

Pursuant to a Lease for 30 years from the 1st July 2002 between the Caveator and Terra Timbers Pty Ltd (ACN 091 183 050)

Extent of prohibition: *(if not ABSOLUTELY delete and insert desired text)*

ABSOLUTELY save and except any transfer, mortgage or discharge of mortgage affecting the land.

Address in Victoria for service of notice: *(include postcode)*

TXU Electricity Limited (A.C.N. 064 651 118) of Level 33, 385 Bourke Street, Melbourne 3000

Dated: 25/10/02

Signature of caveator .....

Or

Signature of agent being a Current Practitioner under the *Legal Practice Act 1996* .....

Or

Signature of agent .....

Approval No. 1727017A

STAMP DUTY USE ONLY

C

OFFICE OF TITLES VICTORIA

25/10/02

THE BACK OF THIS FORM MUST NOT BE USED

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TERRA TIMBERS PTY LTD

Date: 14/10/26

To: Vikon Investments Pty Ltd

RE: LANDOWNER CONSENT TO LODGE PLANNING PERMIT APPLICATION

Property: 15 Power Station Road, Bairnsdale VIC 3875

To Whom It May Concern,

We, Terra Timbers Pty Ltd, being the vendor and current registered proprietor of the above-mentioned property, hereby provide our consent and authorisation to Vikon Investments Pty Ltd and their appointed representatives to prepare, lodge and progress a Planning Permit Application with the East Gippsland Shire Council.

This consent specifically relates to the proposed change of land use from the property's former timber milling and processing operations to a precast concrete manufacturing facility, including associated manufacturing, storage, handling, administration and distribution activities.

We confirm that we have no objection to the proposed planning application being lodged and assessed by East Gippsland Shire Council.

Yours faithfully,

For and on behalf of Terra Timbers Pty Ltd

Signature: ___ AFF4AA7C63364C2... _____

Full Name: ___ _____

Position: Managing Director

Date: 14-Oct-26 | 10:36:48 AM AEDT

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Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
A.B.N. 81 660 442 982

Planning Report

Change of Use – Industry, Buildings and Works and Reduction in Car Parking

15 Power Station Road, Bairnsdale

Our reference – 21735

October 2026

FS 520900

152 Macleod Street
Bairnsdale VIC 3875

PO Box 722
Bairnsdale VIC 3875

Ph. 03 5152 5911
E: contact@crowthersadler.com.au

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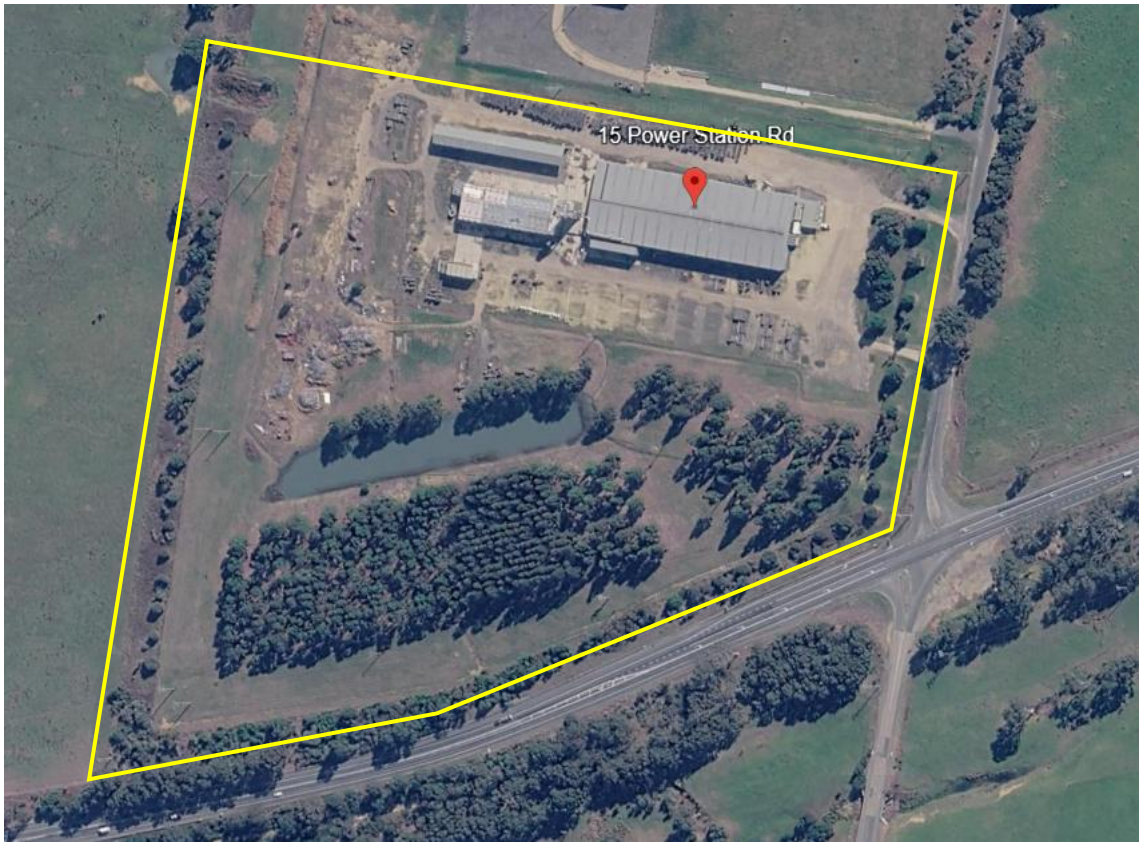
6. Conclusion **11**

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1. Introduction

This Planning Report is prepared in support of a proposed change of use to *Industry* and buildings and works on the land at 15 Power Station Road, Bairnsdale. The Report addresses the provisions of the Farming Zone, Design and Development Overlay, Vegetation Protection Overlay and Particular Provisions as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and surrounds (Source: Google Earth)

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2. Subject Land & Surrounding Context

The property is located on the west side of Power Station Road and north side of the Princes Highway. The subject land is formally described as Lot 1 on PS516539Y and commonly known as 15 Pawer Station Road, Bairnsdale.

The subject land is an irregular shape with an area of 12.33 hectares. The property has a total frontage to Princes Highway of approximately 450 metres and a frontage to Power Station Road of 133 metres.

There are two existing access locations to the subject land is provided from Power Station Road. Power Station Road is a sealed road with gravel shoulders and swale drains.

The property has been used and developed as a sawmill for more than 25 years. The property consists of a number of buildings and external storage areas contained at the northern end of the property. A large dam is located in the centre of the property.

Established vegetation is located along the western, southern and eastern boundaries and through the southern portion of the property. A review of aerial imagery reveals landscape planting established adjacent to boundaries present in February 2005. Vegetation across the southern portion of the property was present in 2011 with a distinctive linear layout.



Aerial image of subject land (Source: Google Earth February 2005)

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Aerial image of subject land (Source: Google Earth February 2011)



View subject land from Intersection of Power Station Road and Princes Highway

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3. The Application & Proposal

The application seeks approval for a change of use from *Sawmill* to *Industry* for the purpose of manufacturing pre-cast concrete products. Approval is also sought for buildings and works for the construction of a detached office and reduction in car parking arising from an increase to the leasable floor area from the proposed office.

The use of land for *Industry* together with the construction of buildings and the carrying out of works associated with the proposed use will require a Planning Permit in accordance with the provisions of the Farming Zone.

The manufacturing of precast concrete products will be undertaken within the main building which will restrict the emission of noise and dust.

The manufacturing of precast concrete products is considered an appropriate and acceptable use to be undertaken on the subject land. The proposed use is not an activity considered to have potential to cause adverse impacts to nearby properties or other nearby sensitive land uses.

Existing access from Power Station Road will be utilised with close and convenient access to the arterial road network.

The proposed buildings and works seek to construct a single storey office. The proposed office has a length of 33 metres, a width of 12 metres and height of 3 metres. The floor area of the office and mezzanine will be 396 square metres.

While the floor area of the building is to be increased the additional floor area will not result in a demand for any additional car parking. Adequate car parking exists on site to accommodate staff and occasional visitors.

Planning approval is required pursuant to the following Clause of the Wellington Planning Scheme:

Planning Scheme Clause	Matter for which a Permit is required
Clause 35.07-1	Use of land for Industry
Clause 35.07-4	Buildings and works
Clause 43.02-2	Buildings and works
Clause 52.06-3	Reduce the minimum number of car parking spaces required under Clause 52.06-5

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4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018,* a CHMP is required for an activity if:

(a) all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and

(b) all or part of the activity is a high impact activity



Area of cultural heritage sensitivity shown in green (Source: Vicplan)

The southern portion of the subject land is contained within an area of cultural heritage sensitivity and the use of land for *Industry* is a high impact activity when a statutory authorisation (planning permit) is required for use.

The long established use of the land as a sawmill is also included under *Industry* under the Victorian Planning Provisions. The *Aboriginal Heritage Regulations 2018* does not list *Sawmill* as a separate industrial use under Regulation 46 and therefore would be captured by the definition of *Industry*.

While a change of use from *Sawmill* to *Industry* requires a Planning Permit under the provisions of the Farming Zone, the use of the land is not otherwise changing under the provisions of the *Aboriginal Heritage Regulations 2018*. A CHMP is therefore not required for the use of the land for I*ndustry.*

Pursuant to Regulation 46(3) the construction of a building or the construction or carrying out of works is not a high impact activity if associated with a use under sub-regulation (1)(b) for which the land was being used before 28 May 2026. A CHMP is therefore not required for the proposed buildings and works.

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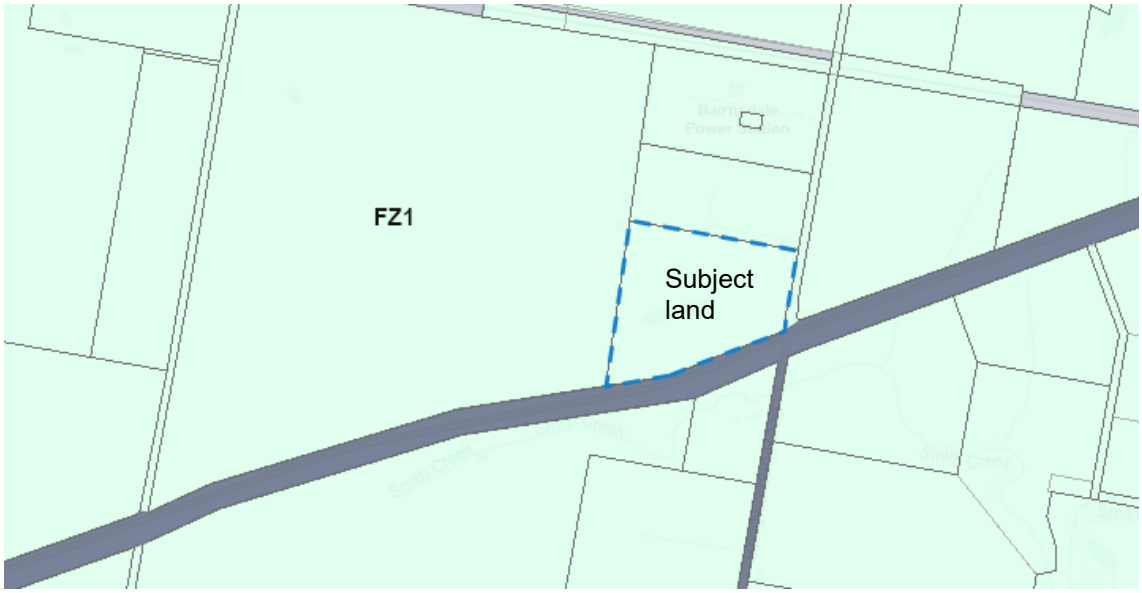
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5. Planning Elements

5.1 Farming Zone

The subject land and surrounding properties are contained within the Farming Zone.

While the purpose of the Farming Zone is to provide for agriculture non-agricultural uses can occur provided the use does not adversely affect the use of land for agriculture.



Farming Zone mapping (Source: Vicplan)

The continuing use of the land for Industry is considered an acceptable use and unlikely to have adverse impacts to surrounding agricultural activities. Surrounding agricultural activities limited to grazing. The manufacturing of precast concrete products will be contained within the building and therefore unlikely to result in adverse impacts such as noise dust or odour.

The proposed office is of a relatively modest size and scale in comparison to existing building on the subject land. The proposed office is setback from property boundaries and approximately 295 metres from the nearest waterway and will avoid adverse impacts on surrounding agricultural uses.

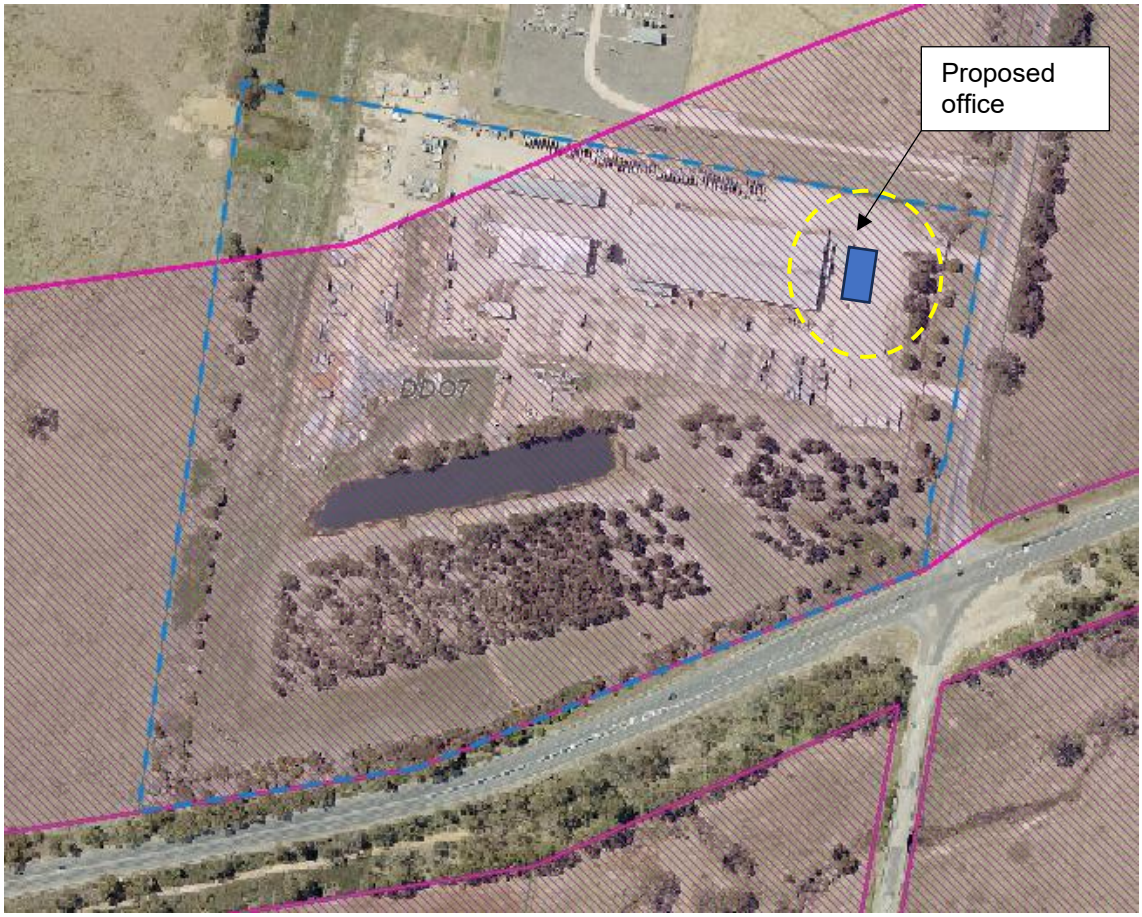
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5.2 Design and Development Overlay DDO7

The proposed office building is located within the Design and Development Overlay Schedule 7, *Highway Corridoes, Princes Highway and Great Alpine Road*.

Planning approval is required for buildings and works associated with a 'permit required' use as set out in the Section 2 of Clause 35.07-1 under the Farming Zone.



Design and Development Overlay (DDO7) mapping (Source: Vicplan)

The proposed office is considered an appropriate development in response to the design objectives prescribed under Schedule 7. The proposed building will not have an adverse effects on the safe and efficient flow of traffic along the Princes Highway.

The proposed building is setback approximate 170 metres from the Princes Highway. Established tress along the southern and eastern boundaries of the property will substantially obscure the views of the proposed building from Princes Highway.

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5.3 Vegetation Protection Overlay (VPO1)

Land in the southern portion of the property within approximately 85 metres of the Princes Highway is contained within the Vegetation Protection Overlay Schedule 1, *Tambo Bairnsdale Roadside Vegetation Protection Network*.



Vegetation Protection Overlay (VPO1) mapping (Source: Vicplan)

A permit is required for the removal of native vegetation within the VPO3 with some exemptions available.

The proposed use and development does not rely on the removal of any native vegetation.

5.4 Car Parking

The provisions of Claus 52.06 apply to the proposal as a result of the increase in leasable floor area arising from the proposed office building. The office is ancillary to the proposed use for *Industry*.

The proposed building increases the leasable floor area by 396 square metres which generates a minimum car parking requirement of 11.484 additional car parking spaces which is rounded down to11 car spaces. (2.9 car spaces /100m² additional leasable floor area).

The proposed building will not give rise to an increased demand in car parking and therefore the provision of 11 additional car parking spaces is not considered necessary. The site contains adequate land to accommodate car parking to meet the expected demand by staff and visitors.

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6. Conclusion

The proposed change of use, buildings and works and reduction in car parking is considered to satisfy all relevant provisions of the Farming Zone, the Design and Development Overlay and particular provisions of the *East Gippsland Planning Scheme.* The proposal is considered an appropriate use for the land having regard to the previous us as a sawmill and is not expected to have any adverse impacts to adjoining and surrounding agricultural activities.

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SITE PLAN 1:800

TOM HARDY DESIGNS

15 POWER STATION RD BAIRNSDALE

CHANGE OF USE AND BUILDINGS AND WORKS

PROJECT NUMBER 0541_26

PROPOSED
CHANGE OF USE AND BUILDINGS AND WORKS

ISSUE DATE 22.10.26

REVISION
A - PLANNING REVIEW

NORTH

SCALE

SHEET CONTENT
SITE PLAN

A1.00
SHEET NUMBER

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EXISTING BUILDING

EXISTING OFFICE TO BE DEMOLISHED

6000

12000

4900

8000

4900

2600

MEETING ROOM

OFFICE 1

OPEN OFFICE

ENTRY

OFFICE 1

TOILETS

TOILETS

LUNCH ROOM 1

ACCESSIBLE

TOILETS

TOILETS

LUNCH ROOM 2

30000

31 CARSPACES

STAFF AREA

PROPOSED OFFICE
30x12

TOM HARDY
DESIGNS

15 POWER STATION RD BAIRNSDALE

CHANGE OF USE AND BUILDINGS AND WORKS

PROJECT NUMBER 0541_26

PROPOSED
CHANGE OF USE AND
BUILDINGS AND WORKS

ISSUE DATE 22.10.26

REVISION

A - PLANNING REVIEW

NORTH

SCALE

SHEET CONTENT
FLOOR PLAN OFFICE

A2.00
SHEET NUMBER

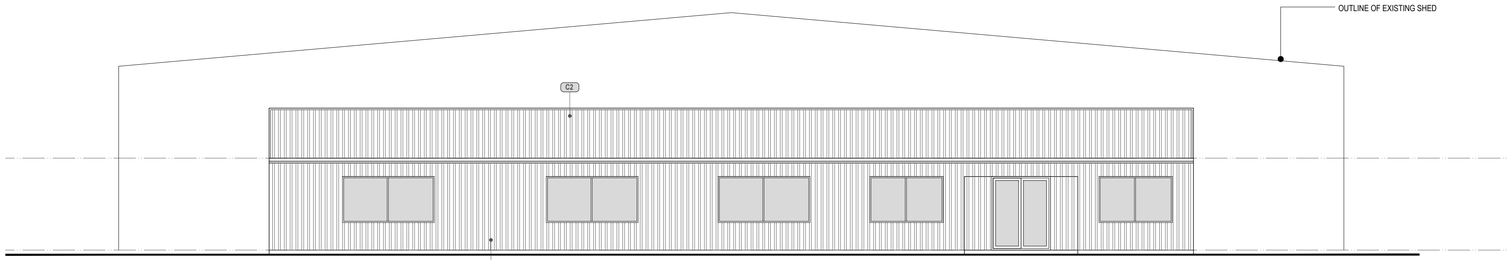
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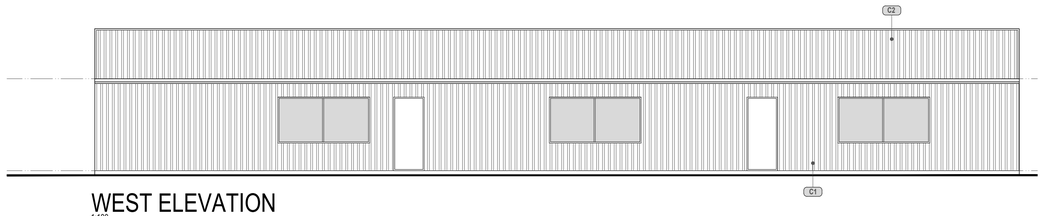
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CLADDING SCHEDULE

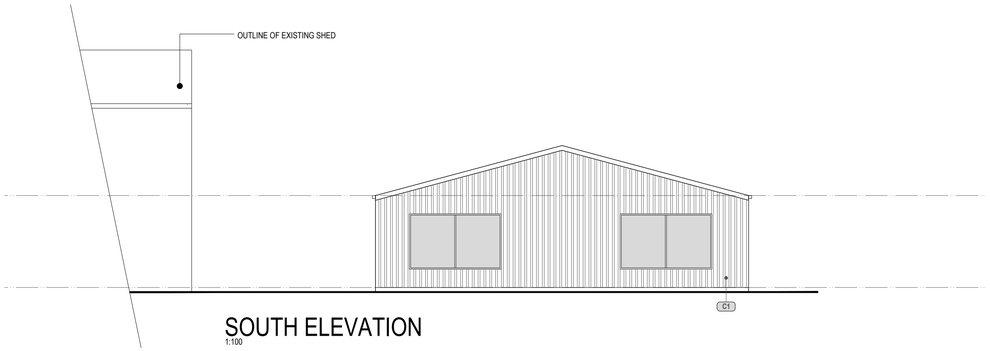
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C2	METAL ROOF SHEETING	COLORBOND	TBA



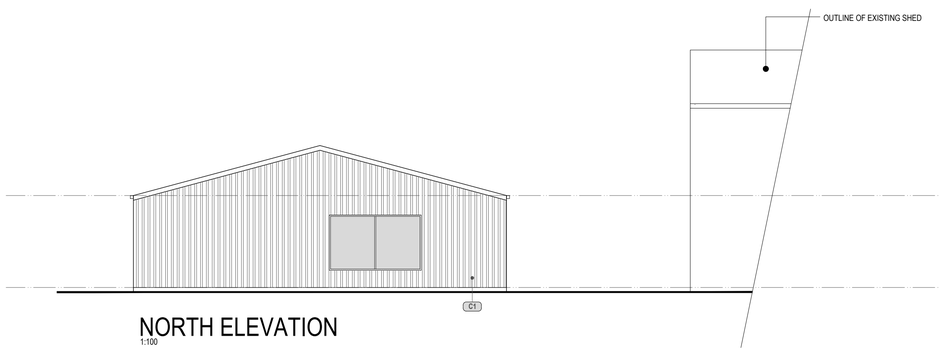
EAST ELEVATION
1:100



WEST ELEVATION
1:100



SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100

TOM HARDY
DESIGNS

15 POWER STATION RD BAIRNSDALE
CHANGE OF USE AND BUILDINGS AND WORKS

PROJECT NUMBER 0541_26

PROPOSED
CHANGE OF USE AND
BUILDINGS AND WORKS

ISSUE DATE 22.10.26

REVISION

A - PLANNING REVIEW

NORTH

SCALE

SHEET CONTENT

ELEVATIONS

A3.00

SHEET NUMBER

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