

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	31 Anderson Street BAIRNSDALE VIC 3875 Lot: 1 TP: 598613, Lot: 2 TP: 598613, Lot: 3 TP: 598613
The application is for a permit to:	Two Lot Subdivision (boundary realignment)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.08-3 (GRZ)	Subdivide land
The applicant for the permit is:	J R Edwards Land Surveyors
The application reference number is:	5.2026.34.1

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.

<b>The Responsible Authority will not decide on the application before:</b>	<b>Subject to the applicant giving notice</b>
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If you object, the Responsible Authority will tell you its decision.

**Kerry Stow**

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**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Thursday, 12 February 2026 12:14 PM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** WD\_R\_stamped.pdf; PS931557F-V2.pdf; 31-Anderson-Street-Bairnsdale-(ID4010120)-Vicplan-Planning-Property-Report.pdf; tp598613-a4.pdf; 17787SA.pdf; 7666\_149.pdf; lp2624-a4.pdf; 17787 Design Response Report- 31 Anderson Street Bairnsdale.pdf; Planning\_Permit\_Application\_2026-02-12T12-13-30\_31073646\_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:** David Sidley

**Business trading name:** jREdwards Land Surveyors

**Email address:** jredwardslandsurveyors@gmail.com

**Postal address** Essendon, Vic. 3040

**Preferred phone number:**

**Secondary phone number:**

**Owner's name:** SDA Portfolio P/L.,

**Owner's postal address**

**Street number:** 31

**Street name:** Anderson Street

**Town:** Bairnsdale

**Post code:** 3875

**Lot number:** 1 & 2

**Plan number:** TP598613N

**Other Legal Description:** Vol.7666 Fol. 149 (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 :** New NDIS dwelling under construction in lot 1 and vacant land in lot 2.

**Description of proposal :** 2 lot subdivision

**Estimated cost of development:** 10000

**Has there been a pre-application meeting:** No

**Your reference number:** PS931557F

**ExtraFile:** 3

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes

**1. Supporting information/reports:** [WD\\_R\\_stamped.pdf](#)

**Plans:** [PS931557F-V2.pdf](#)

**Planning report:** [31-Anderson-Street-Bairnsdale-\(ID4010120\)-Vicplan-Planning-Property-Report.pdf](#)

**Full copy of Title:** [tp598613-a4.pdf](#), [7666\\_149.pdf](#), [lp2624-a4.pdf](#)

**2. Supporting information/reports:** [17787SA.pdf](#)

**3. Supporting information/reports:** [17787 Design Response Report- 31 Anderson Street Bairnsdale.pdf](#)

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

VOLUME 07666 FOLIO 149

Security no : 124132098213P  
Produced 12/02/2026 09:34 AM

LAND DESCRIPTION

-----  
Lots 1,2 and 3 on Title Plan 598613N.  
PARENT TITLE Volume 04227 Folio 221  
Created by instrument 2460273 27/12/1951

REGISTERED PROPRIETOR

-----  
Estate Fee Simple  
Sole Proprietor  
SDA PORTFOLIO PTY LTD  
AY960746H 14/03/2025

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.

DIAGRAM LOCATION

-----  
SEE TP598613N 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)

ADMINISTRATIVE NOTICES

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NIL

DOCUMENT END

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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 598613N</b>
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<p><b>Location of Land</b></p> <p>Parish: BAIRNSDALE          Township: BAIRNSDALE          Crown Section: 42 (P1)          Crown Allotment:          Crown Portion:</p> <p>Last Plan Reference: LP 2624          Derived From: VOL 7666 FOL 149          Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 29/08/2000          VERIFIED: P.C.</p>
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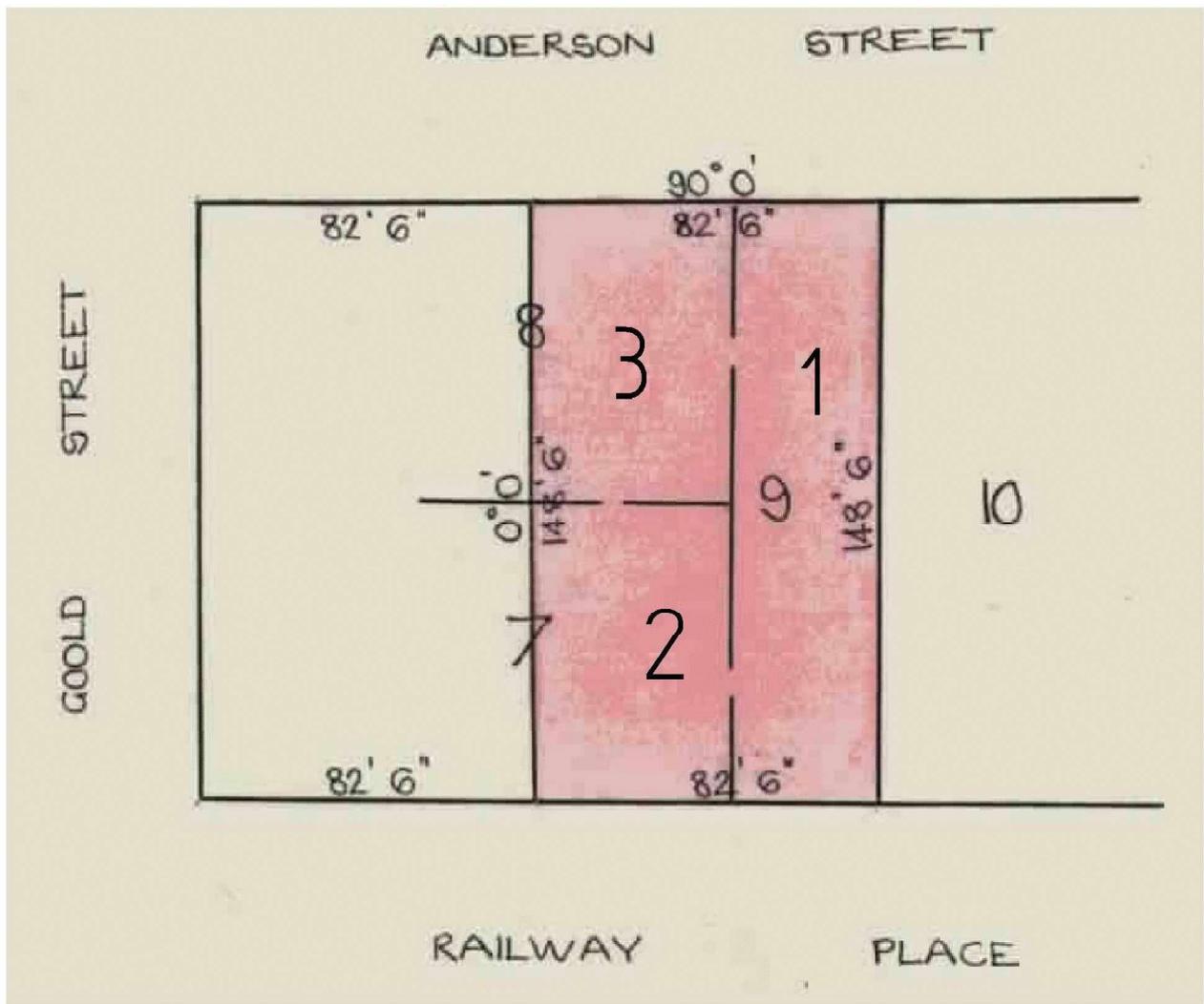


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 9 ON LP 2624
PARCEL 2 = LOT 7 (PT) ON LP 2624
PARCEL 3 = LOT 8 (PT) ON LP 2624

LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Printed 6/03/2026 Page 5 of 58
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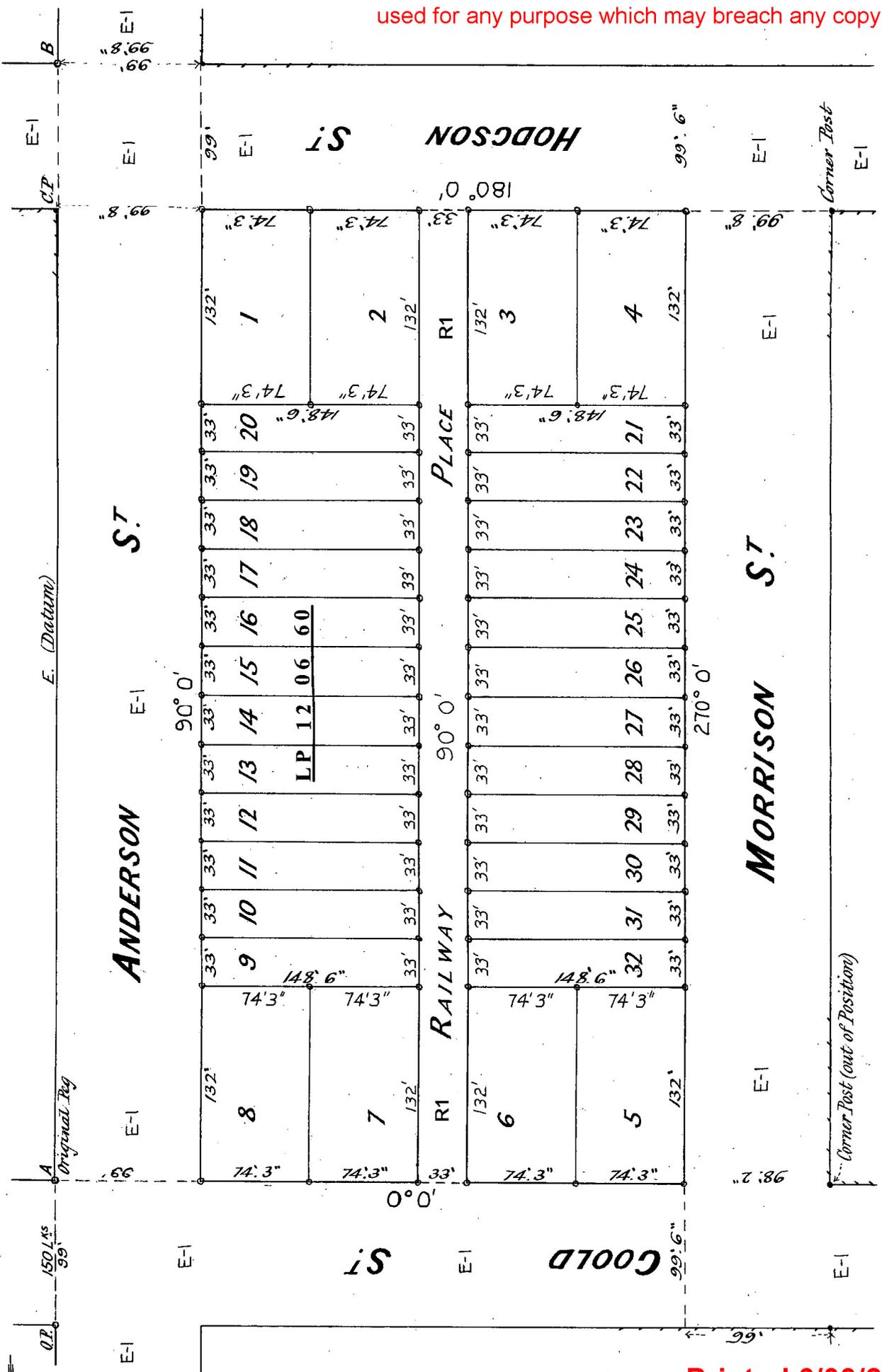
**LP 2624**  
**EDITION 2**  
PLAN MAY BE LODGED  
9/8/1889

**ENCUMBRANCES**  
AS TO THE LAND MARKED R1  
ANY EASEMENTS AFFECTING THE SAME

VOL. 1774 FOL. 774  
Measurements are in Feet & Inches  
Conversion Factor  
FEET X 0.3048 = METRES

**PLAN OF SUBDIVISION  
OF CROWN SECTION 42  
TOWNSHIP OF BAIRNSDALE  
PARISH OF BAIRNSDALE  
COUNTY OF TANJIL**

**COLOUR CODE**  
R1 & E-1 = BROWN





# **jREdwards**

## **LAND SURVEYORS**

ABN: 22 167 167 605

59 FLETCHER STREET, ESSENDON, 3040.

ESSENDON, 3040

Telephone: 9370-2209

[jredwardslandsurveyors@gmail.com](mailto:jredwardslandsurveyors@gmail.com)

[www.jredwardslandsurveyors.com.au](http://www.jredwardslandsurveyors.com.au)

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**jRE**

# **DESIGN RESPONSE REPORT**

**2 LOT SUBDIVISION  
(PS 931557 F)**

**31 Anderson Street,  
Bairnsdale, 3875.**

## Design Response Guidelines and Criteria

This application seeks to subdivide Lot 2 & 3 on TP 598613N, which is 31 Anderson Street, Bairnsdale, into 2 lots.

Lot 2 on TP 598613N has a frontage to Anderson Street.

Lot 3 on TP 598613N has a frontage to Railway Place.

In the East Gippsland Shire Council Planning Scheme, the land is zoned General Residential Zone – Schedule 1 (GRZ1).

### The East Gippsland Shire Council Planning Scheme General Residential Zone – Schedule 1 (GRZ1) Subdivision Guidelines

The General Residential Zone (GRZ1) subdivision criteria for the East Gippsland Shire Council Planning Scheme include the following objectives;

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

With the neighbourhood and character objectives in the schedule of;

- To reinforce a spacious regional suburban character of existing and new neighbourhoods by providing generous front and side building setbacks and landscaped front setbacks with canopy trees.
- To minimise the prominence of buildings within the streetscape by setting back upper levels of buildings and siting garages and carports behind the front façade.
- To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and appearance of space between dwellings..

In addition to guidelines, subdivisions of 2 lots need to meet Clauses 56.03-5, 56.04-2, 56.04-5, 56.06-8 to 56.09-2.

The proposed development has considered and responded to the purpose and criteria for the zone.

## Design Response

### 56.01 *Subdivision Site and Context Description and Design Response*

#### 56.01.1 *Subdivision Site and Context Description*

Appendix A contains the Design Response showing features and topography of the land. The subject site which is a typical rectangular shape has an overall area of 902m<sup>2</sup> and proposes to subdivide into two lots of areas;

- Lot 1 360m<sup>2</sup>
- Lot 2 323m<sup>2</sup>

Street features are shown on the Design Response with the proposed crossover and existing crossover widening shown in Appendix B Building Plans.

Adjacent sites are residential with both being weatherboard single storey dwellings.

There are no identified natural or cultural features known on the site and given the flat landscape no significant views to or from the site.

The proposed subdivision (PS 931557 F) is shown in Appendix C with related easements.

Appendix D and E show the pattern of subdivision within the area. With reference to lot sizes, the lot sizes from 8 to 18 Finlayson Crescent range from 210m<sup>2</sup> to 411m<sup>2</sup>. There are also similar sized lots at 14 Pollock Avenue.

It is also noted from that the design of the buildings (Appendix B) does not exceed the height limitations as stated in Schedule 15 and 16 of the Design and Development Overlay.

## **56.03 *Liveable and sustainable Communities***

### **56.03-05 *Neighbourhood Character Objective***

The proposed development seeks to meet the Neighbourhood character as it is consistent with current development in the area with similar style and sized developments in the direct vicinity. There are no significant site features.

## **56.04 *Lot Design***

### **56.04-02 *Lot Area and Building Envelopes Objective***

Lot 1 and 2 both have frontage and access to a road. Lot 1 fronts Anderson Street and Lot 2 fronts Railway Place. Both lots are oriented to maximise use of the original lot area and have open space in the front and rear and an area greater than 300m<sup>2</sup> with setbacks shown in Appendix B Building Plans.

### **56.04-03 *Solar Orientation and Lots Objective***

The subdivision has ample solar access with clear solar view. The orientation and flat topography ensure it is not constrained.

### **56.04-05 *Common Area Objective***

This subdivision does not create common property.

## **56.06 *Access and Mobility Management***

### **56.06-08 *Lot Access Objectives***

Lot 1 has frontage to Anderson Street and has a proposed crossover as shown in Appendix B Building Plans attached. Lot 2 has a frontage to Railway Place.

## **56.07 *Integrated Water Management***

### **56.07-01 *Drinking water supply objectives***

The proposed subdivision will be connected to reticulated water meeting the needs of the future residents and will not overload the capacity of the existing infrastructure.

### **56.07-02 *Reused and recycled water can be designed***

Any recycling of water requirements can be met within each lot.

### **56.07-03 *Waste water management***

Any waste water infrastructure can be designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority.

### **56.07-04 *Stormwater management***

Stormwater can be managed with existing infrastructure through each lot.

## 56.08 Site Management

### 56.08-01 *Site Management Objectives*

Development of the site will seek to minimise any impact to the surrounding environment.

## 56.09 Utilities

### 56.09-01 *Shared Trenching*

Opportunities for shared trenching can be explored with the relevant authorities.

### 56.09-02 *Electricity, Telecommunication and Gas Objectives*

Electricity, Telecommunications and Gas can be provided to each lot in the proposed subdivision.

57            **CONCLUSION**

The proposed subdivision at is 31 Anderson Street, Bairnsdale fulfils the Clause 56 guidelines and planning scheme objectives. The lot design and orientation ensure consistency with the neighbouring developments and also provide opportunity for front gardens and ample permeable area.

The design also creates diversity in housing and is considerate of the neighbourhood character.

The purpose of the development is to create NDIS High Physical Support living accommodation.

**David Sidley**  
**LICENSED SURVEYOR**

**jREdwards Land Surveyors**

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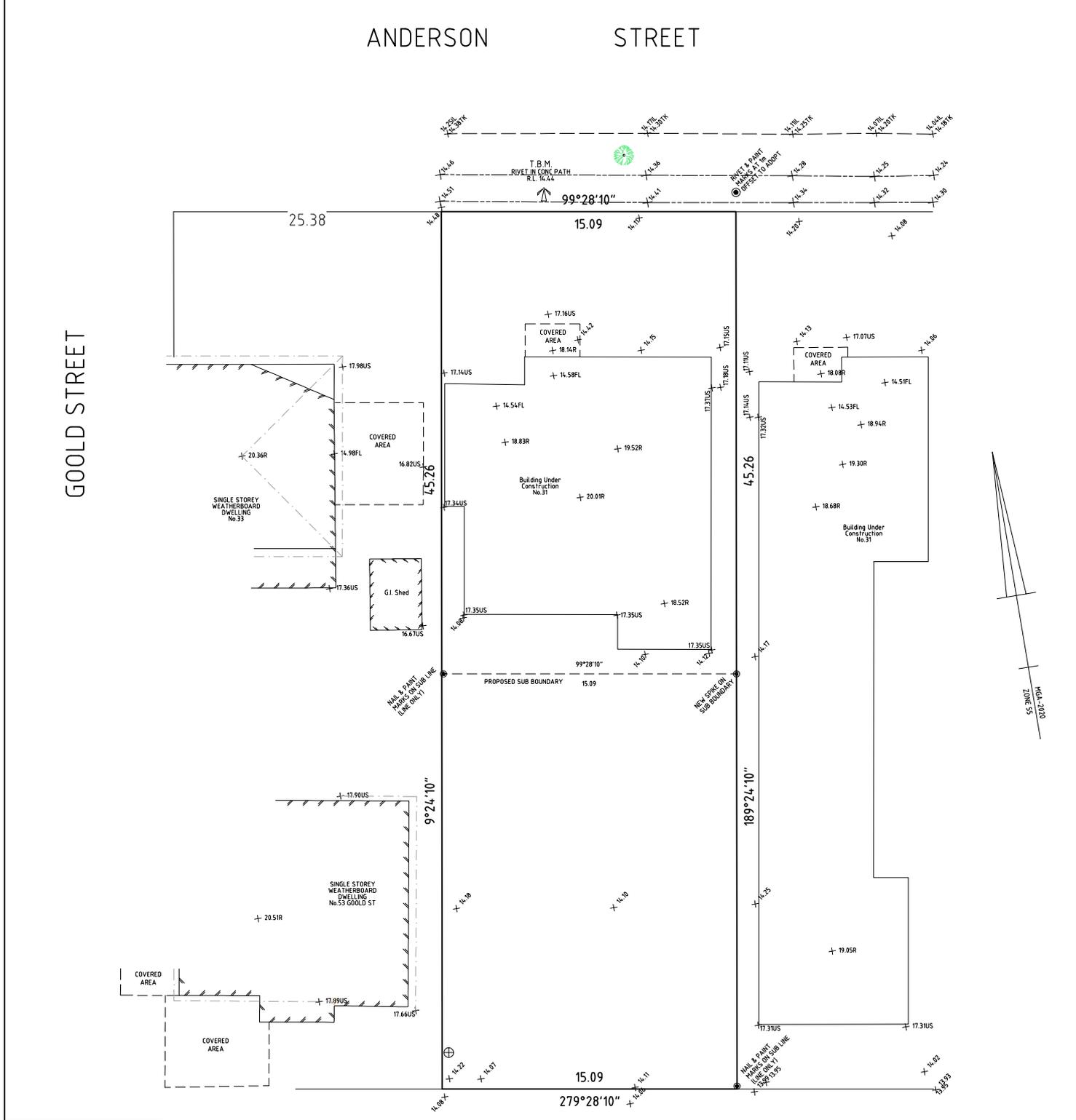
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**17793 Design Response Appendix A Feature Survey**

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**JRE**  
**JREdwards**  
 LAND SURVEYORS  
 59 Fletcher Street, Essendon, 3040  
 Ph: 9370 2209  
 Email: jredwardslandsurveyors@gmail.com  
 Website: www.jredwardslandsurveyors.com.au

I, David Sidley of 59 Fletcher Street, Essendon VIC 3040 certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 07/01/2026. This plan is accurate and correctly represents the adopted boundaries and other features of the subject land that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.  
 Date: 05/02/2026  
 Licensed Surveyor, Surveying Act 2004.



CONTENTS	
FEATURE, LEVEL & TITLE RE-ESTABLISHMENT SURVEY	

PROJECT	
31 ANDERSON STREET, BAIRNSDALE, 3875.	

TITLE	
LOT 2 & 3 TP 598613N Vol. 7666 Fol. 149	
SCALE	1:100 @ A1
DRAWN	D.S.
DATE	05/02/2026
CHECKED	S.F.
REF. No.	17787
LEVEL DATUM	AHD
CONTOUR INT.	N/A
CONTOUR INDEX	N/A

<p>LEGEND</p> <ul style="list-style-type: none"> <li>SPOT HEIGHT</li> <li>INVERT OF KERB</li> <li>TOP OF KERB</li> <li>TOP OF WALL</li> <li>RIDGE</li> <li>FLOOR LEVEL</li> <li>UNDERSIDE OF GUTTER</li> <li>NON-HABITABLE WINDOW</li> <li>DOOR</li> <li>GARAGE DOOR</li> <li>WINDOW - HABITABLE</li> <li>TOP OF CHIMNEY</li> <li>ELECTRICAL POLE WITH LIGHT</li> <li>GAS METER</li> <li>WATER METER</li> <li>SEWER VENT/ACCESS POINT</li> <li>SEWER PIT</li> <li>ELECTRICAL PIT</li> <li>GAS PIT/VALVE</li> <li>FIRE HYDRANT/PLUG</li> <li>TBM</li> <li>EVERGREEN TREE</li> <li>PINE TREE</li> <li>GUM TREE</li> <li>DECIDUOUS TREE</li> <li>UNCLASSIFIED PIT/VALVE</li> <li>SIDE ENTRY PIT</li> <li>RIDGE/EAVES LINE</li> <li>ELECTRICAL OVERHEAD WIRE</li> <li>COMMUNICATIONS OVERHEAD WIRE</li> <li>BRICK</li> <li>TELECOM/COMMS PIT</li> <li>SIGN</li> <li>XING VEHICLE CROSSING</li> <li>GATE</li> <li>FENCE POST</li> <li>GRATED PIT</li> <li>ELECTRICAL POLE</li> <li>WATER STOP VALVE</li> </ul>	<p>EASEMENTS</p> <p>NOTATIONS</p> <p>The position of occupation, buildings and structures along the Title Boundary shown on this plan has been exaggerated for clarification purposes. The relationship is defined by arrow offsets.</p> <p>The subject property is shown by continuous thick black lines</p> <p>Prior to design, planning, demolition, excavation or construction on the site shown, the relevant authorities should be contacted for location of any services.</p>
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**17793 Design Response Appendix B Building Plans**

**See building plans loaded into Spear**

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17793 Design Response Appendix C PS931557F V2

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<b>PLAN OF SUBDIVISION</b>		LRS USE ONLY	PLAN NUMBER <b>PS 931557 F</b>	
LOCATION OF LAND		EDITION 1 COUNCIL CERTIFICATION AND ENDORSEMENT		
PARISH:	Bairnsdale			
TOWNSHIP:	Bairnsdale			
SECTION:	42 (Part)			
CROWN ALLOTMENT:				
CROWN PORTION:				
TITLE REFERENCES:	Vol. 7666 Fol. 149			
LAST PLAN REFERENCE/S:	TP 598613N Lot 2 & 3			
POSTAL ADDRESS: (At time of subdivision)	31 Anderson Street, Bairnsdale, 3875.			
MGA-2020 Co-ordinates (of approx centre of land in plan)	E 553915 N 5813090	ZONE: 55		
<b>VESTING OF ROADS AND/OR RESERVES</b>				
IDENTIFIER	COUNCIL/BODY/PERSON			
Nil	Nil			
<b>NOTATIONS</b>				
DEPTH LIMITATION: DOES NOT APPLY  STAGING: This is not a staged subdivision.  The land being subdivided is shown enclosed by thick continuous lines.          SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) - PM 202 & PM 293				
<b>EASEMENT INFORMATION</b>				
<b>LEGEND</b>	A-Appurtenant Easement	E-Encumbering Easement	R-Encumbering Easement (Road)	
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN				
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
REF <b>17787</b>	ORIGINAL SHEET SIZE A3		SHEET 1 OF 2 SHEETS	
jREdwards LAND SURVEYORS 59 Fletcher Street, Essendon, 3040 Ph: 9370 2209 Email: jredwardslandsurveyors@gmail.com Web: www.jredwardslandsurveyors.com.au		LICENSED SURVEYOR David Sidley      VERSION 2		

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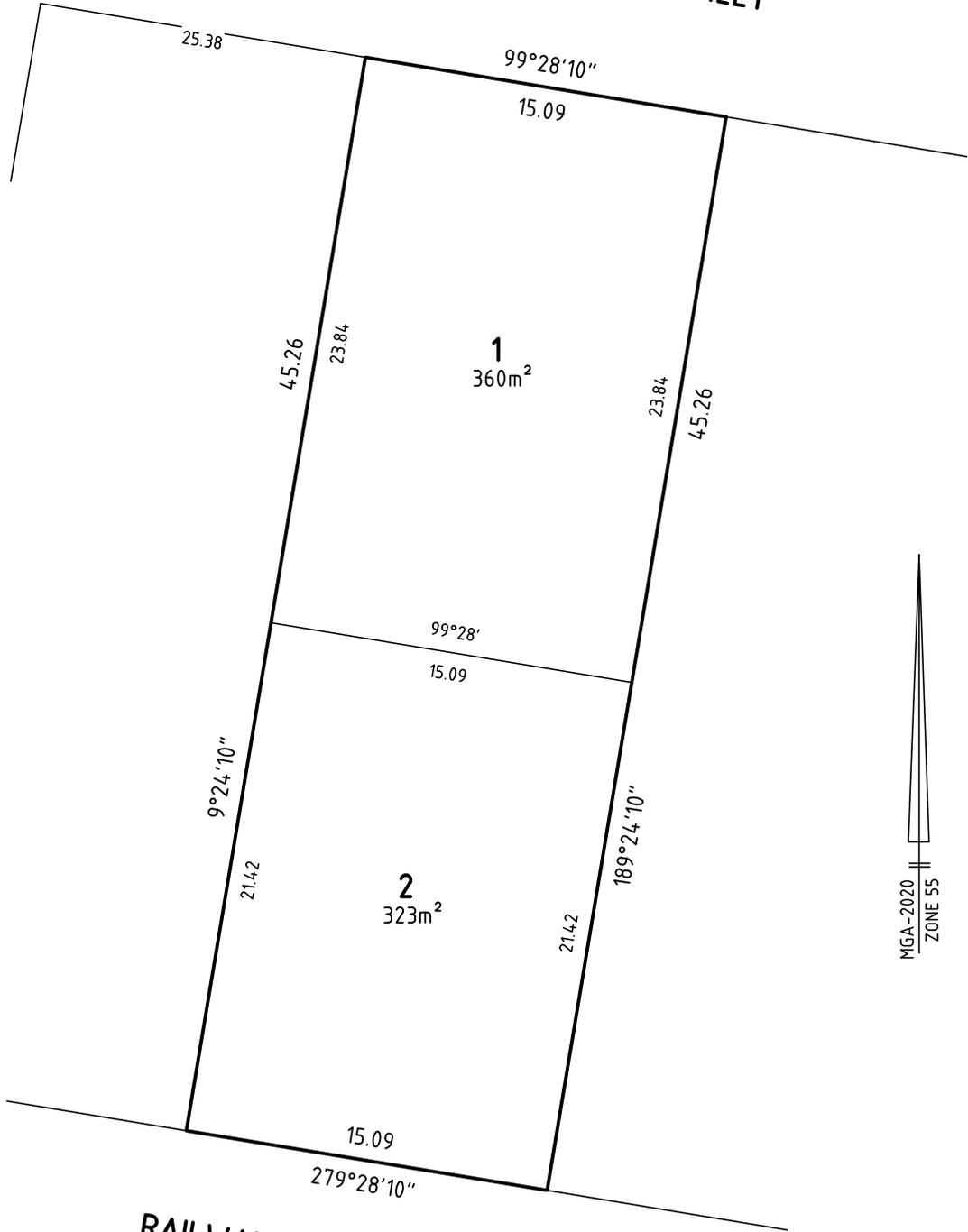
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 931557 F

GOOLD STREET

ANDERSON STREET

STREET



RAILWAY PLACE

PLACE

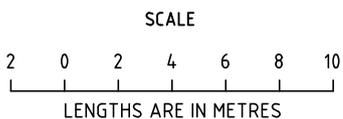
**jRE** Edwards  
 LAND SURVEYORS  
 59 Fletcher Street, Essendon, 3040  
 Ph: 9370 2209

Email: [jredwardslandsurveyors@gmail.com](mailto:jredwardslandsurveyors@gmail.com)  
 Web: [www.jredwardslandsurveyors.com.au](http://www.jredwardslandsurveyors.com.au)

ORIGINAL SHEET SIZE A3

REF 17787

SHEET 2



SCALE  
1:200

LICENSED SURVEYOR David Sidley VERSION 2

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**17793 Design Response Appendix D LASSI Map**





# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 February 2026 11:47 AM

## PROPERTY DETAILS

Address: **31 ANDERSON STREET BAIRNSDALE 3875**  
 Lot and Plan Number: **More than one parcel - see link below**  
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**  
 Local Government Area (Council): **EAST GIPPSLAND**  
 Council Property Number: **5726**  
 Planning Scheme: **East Gippsland**  
 Directory Reference: **Vicroads 688 G8**

[www.eastgippsland.vic.gov.au](http://www.eastgippsland.vic.gov.au)

[Planning Scheme - East Gippsland](#)

This property has 3 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Urban Water Corporation: **East Gippsland Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **AUSNET**

## STATE ELECTORATES

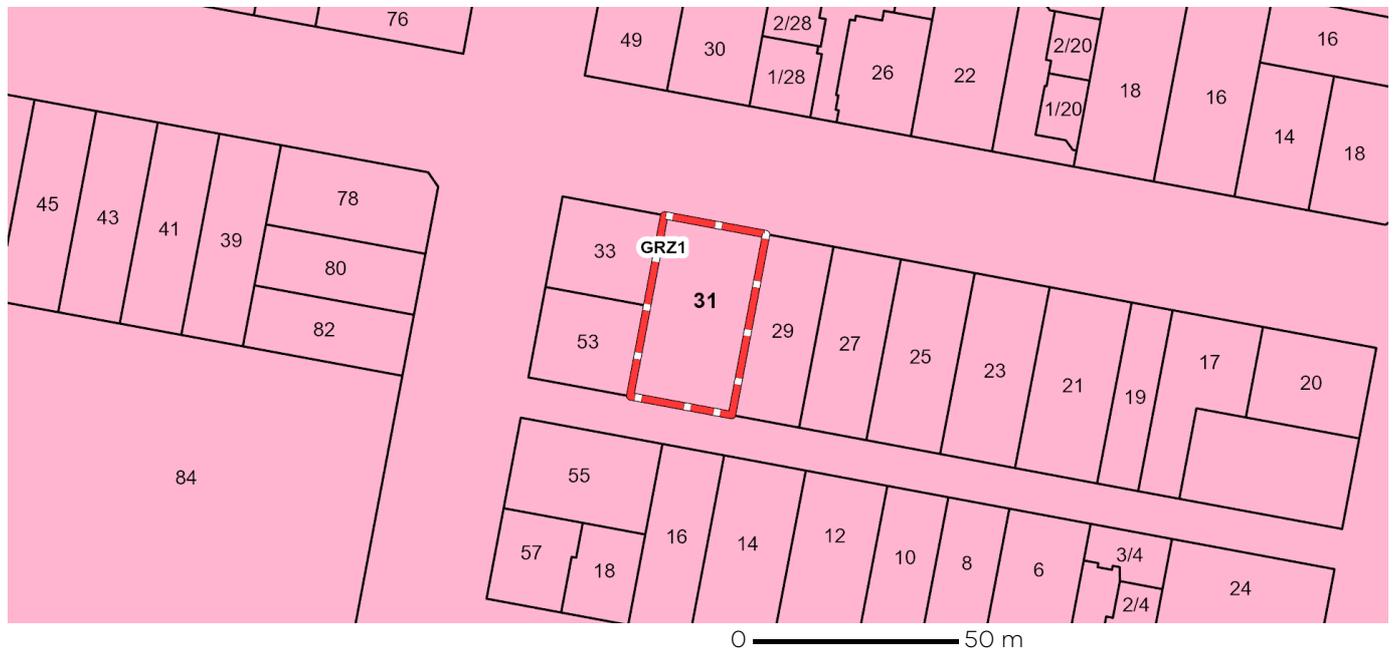
Legislative Council: **EASTERN VICTORIA**  
 Legislative Assembly: **GIPPSLAND EAST**  
**OTHER**  
 Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**  
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



**GRZ - General Residential**

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.



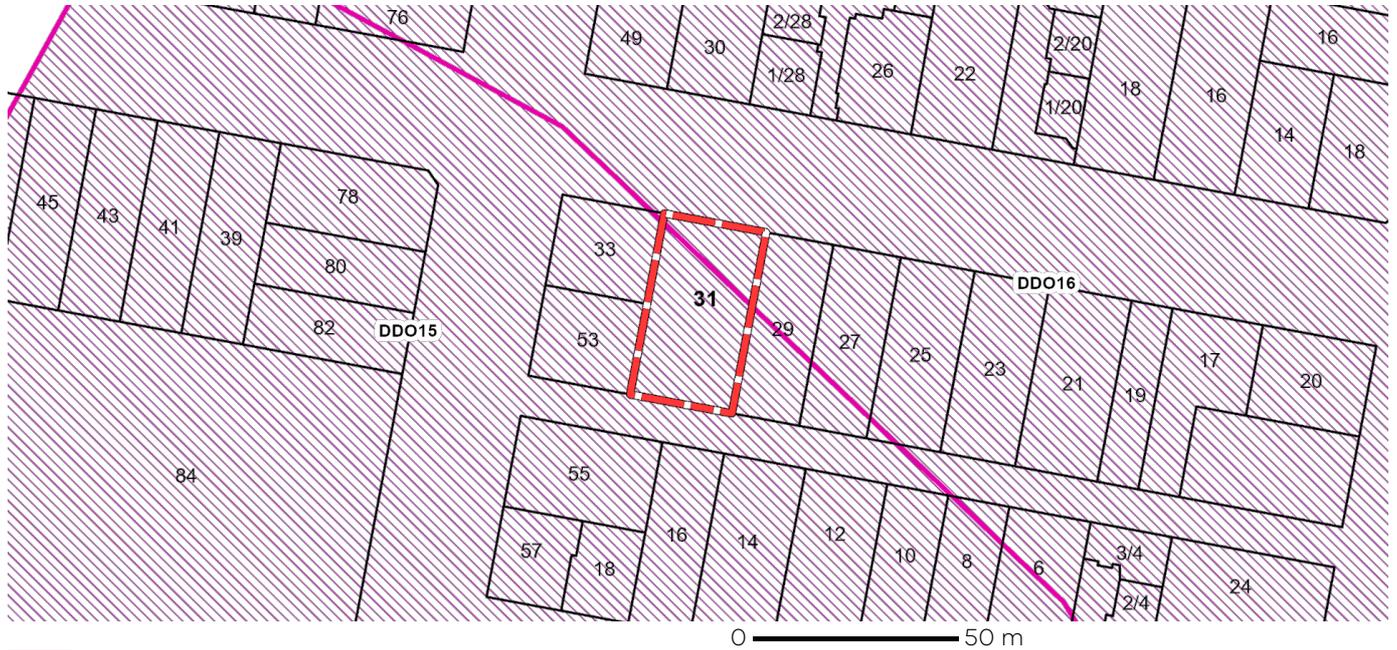
# PLANNING PROPERTY REPORT

## Planning Overlays

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 15 \(DDO15\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 16 \(DDO16\)](#)

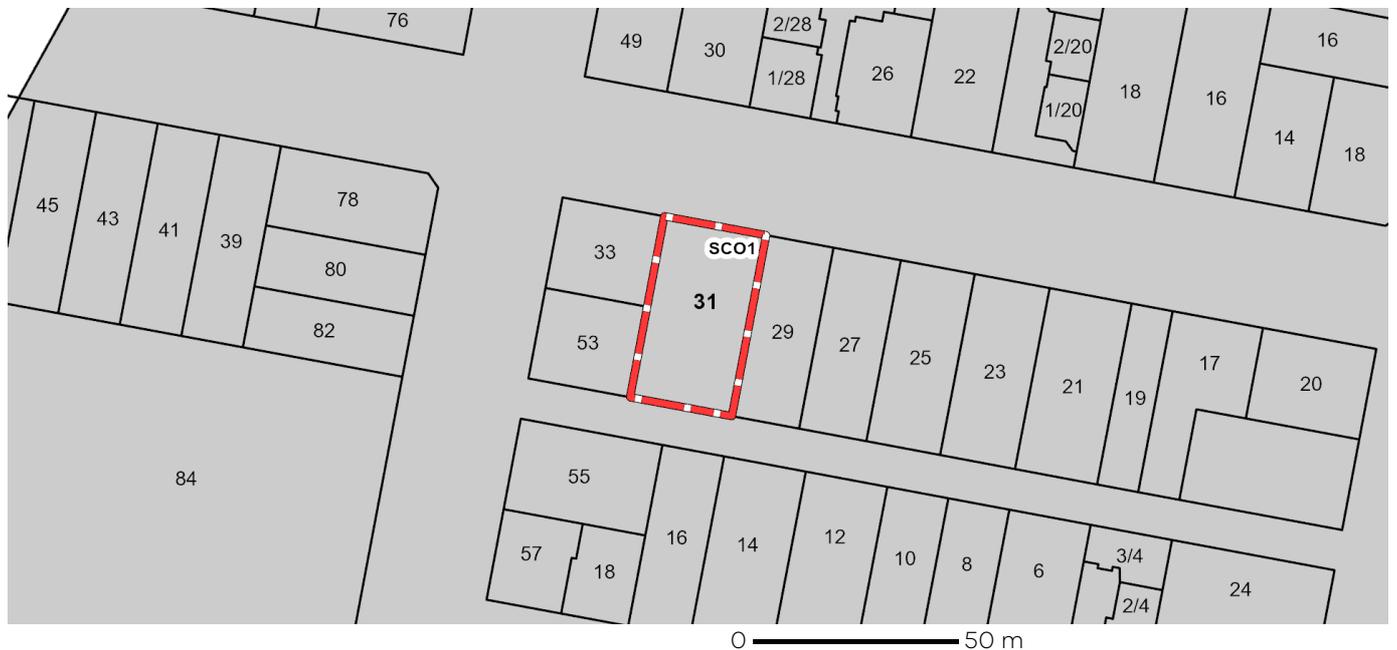


**DDO - Design and Development Overlay**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)

[SPECIFIC CONTROLS OVERLAY - PS MAP REF SCO1 SCHEDULE \(SCO1\)](#)



**SCO - Specific Controls Overlay**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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# PLANNING PROPERTY REPORT

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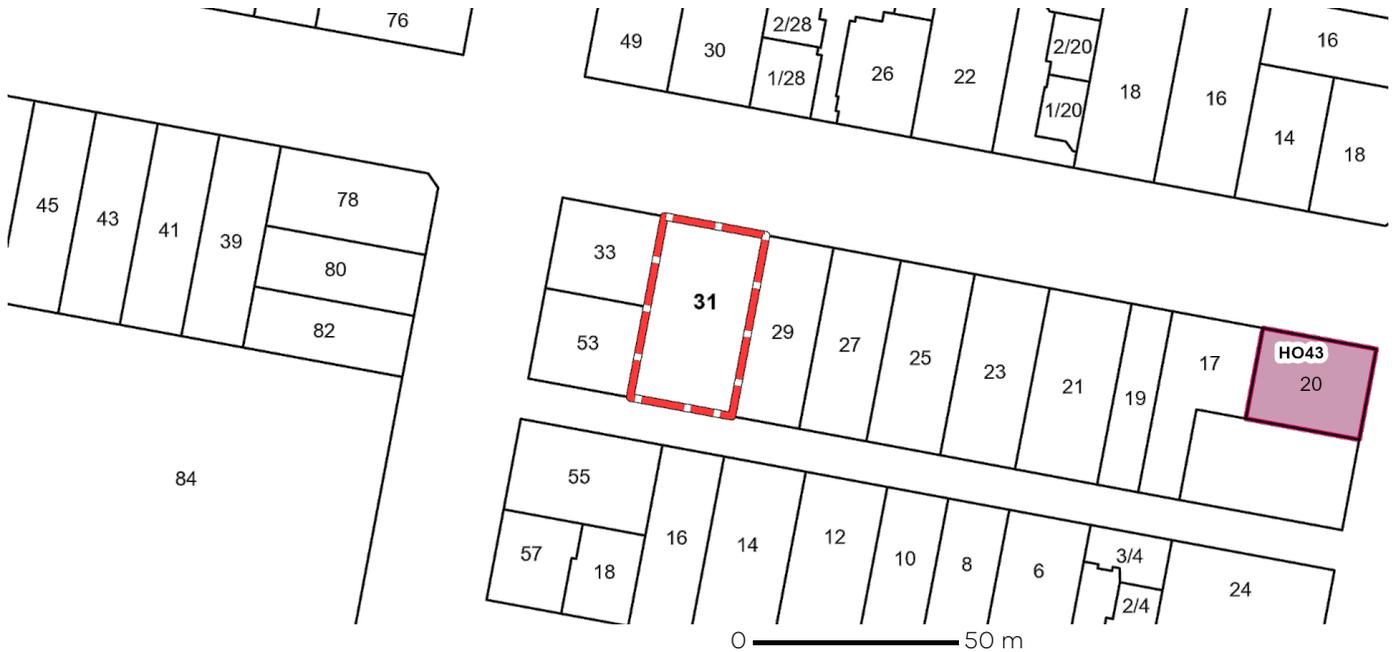


## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### HERITAGE OVERLAY (HO)



**HO - Heritage Overlay**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## Further Planning Information

Planning scheme data last updated on 11 February 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

# PLANNING PROPERTY REPORT

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## Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](http://nativevegetation.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://naturekit.environment.vic.gov.au)

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 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
 Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).



# 3 ANDERSON STREET, BAIRNSDALE VIC 3875

## FOR: SDA PORTFOLIO PTY LTD ATF

### SDA COMPLIANT HIGH PHYSICAL SUPPORT HOUSING CLASS 3

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3. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY THAT THE SITING & FINISHED FFL FOR THE SLAB OF THE BUILDING IS IN ACCORDANCE WITH THE ENDORSED PLANS.
4. ALL MECHANICAL VENTILATION TO BE VENTED TO THE OUTSIDE AIR IN COMPLIANCE WITH THE NCC VOL.2.
5. ALL SMOKE DETECTORS THROUGH OUT THE DWELLING MUST BE INTERCONNECTED WHERE THERE IS MORE THAN 1 SMOKE DETECTOR IN ACCORDANCE WITH PART 3.7.2 - NCC VOL.2 2014.
6. ALL EXPOSED EAVES ALONG THE BOUNDARY OR WITHIN 450MM OF THE BOUNDARY MUST ACHIEVE 60/60/60 IN ACCORDANCE WITH NCC AND MANUFACTURERS SPECS.

REV.	DATE	NOTES
A	04.04.2025	WORKING DRAWINGS & TOWN PLANNING SET COMPLETED
B	07.04.2025	GRADIENT CHECKED. FENCE NOTES. FENCE/GATE RETURNED TO BEE 1.5M BEHIND FRONT WALL. 1.2M MIN. SETBACK (D2). CROSSOVER MOVED TO BEE MIN. 1M AWAY FROM LIGHT POLE. BOUNDARY WALLS DIMENSIONED. SHADOW DIAGRAMS COMPLETED.
C	22.04.2025	SPLAY TO DRIVEWAY/PEDESTRIAN ACCESS COMPLETED. WT2 FIXED.
D	02.05.2025	GENERAL NOTES UPDATED, PART J DOCUMENT REFLECTED ON PLANS REVISION TABLE ADDED
E	09.05.2025	SLIDING DOOR (D3) CHANGED TO STACKER DOOR.
F	07.06.2025	CHANGES MADE AS PER NEW REQUIREMENTS.
G	19.06.2025	PLANS UPDATE AS PER NEW TEMPLATE.
H	26.06.2025	TREES OF SIGNIFICANCE REMOVED. PATHWAYS ADDED.
J	16.07.2025	PLANS UPDATE AS PER SDA ASSESSMENT.
K	11.08.2025	CHANGES AS PER PLANNING ADVICE
L	10.09.2025	D2 FFL's DROPPED BY 55mm PER PLANNING ADVICE
M	13.10.2025	STRUCTURAL WALLS REVERTED BACK TO HEBEL IN LIEU OF PRO 9 WALL SYSTEM.
N	20.10.2025	FUTURE ACCESS DOCUMENTS REFLECTED ON PLANS.
O	08.12.2025	UPDATED DOCUMENTS AND ELECTRICAL DOCUMENTS REFLECTED ON PLANS.

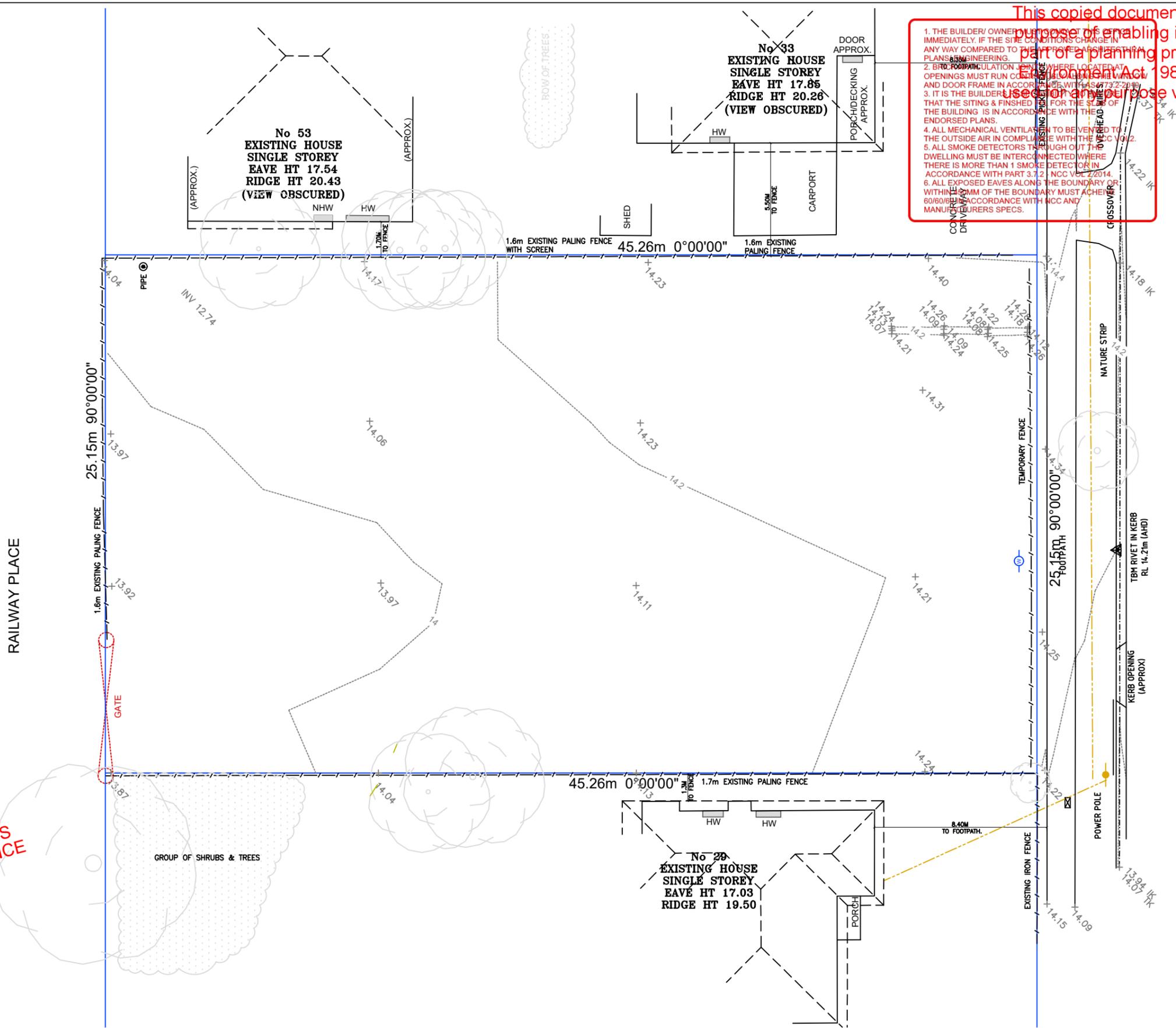
TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.

CARMELO CAMILLERI  
CB-L42487  
THESE DRAWINGS ARE THE PROPERTY OF CARMELO CAMILLERI AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF THE PRINCIPAL.  
THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK.



CERTIFIED BUILDING SURVEYING  
 Building Permit Variation  
 Building Act 1993  
 (Building Regulations 2018)  
 Ice Konjarski (BS-L 39384)  
 Amendment Date: 08/12/2025  
 BP: 5689393751672  
 CERTIFIEDBUILDINGSURVEYING.COM.AU

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**SURVEY PLAN**  
 SCALE 1:200

**TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.**

CARMELO CAMILLERI  
 CB-L42487  
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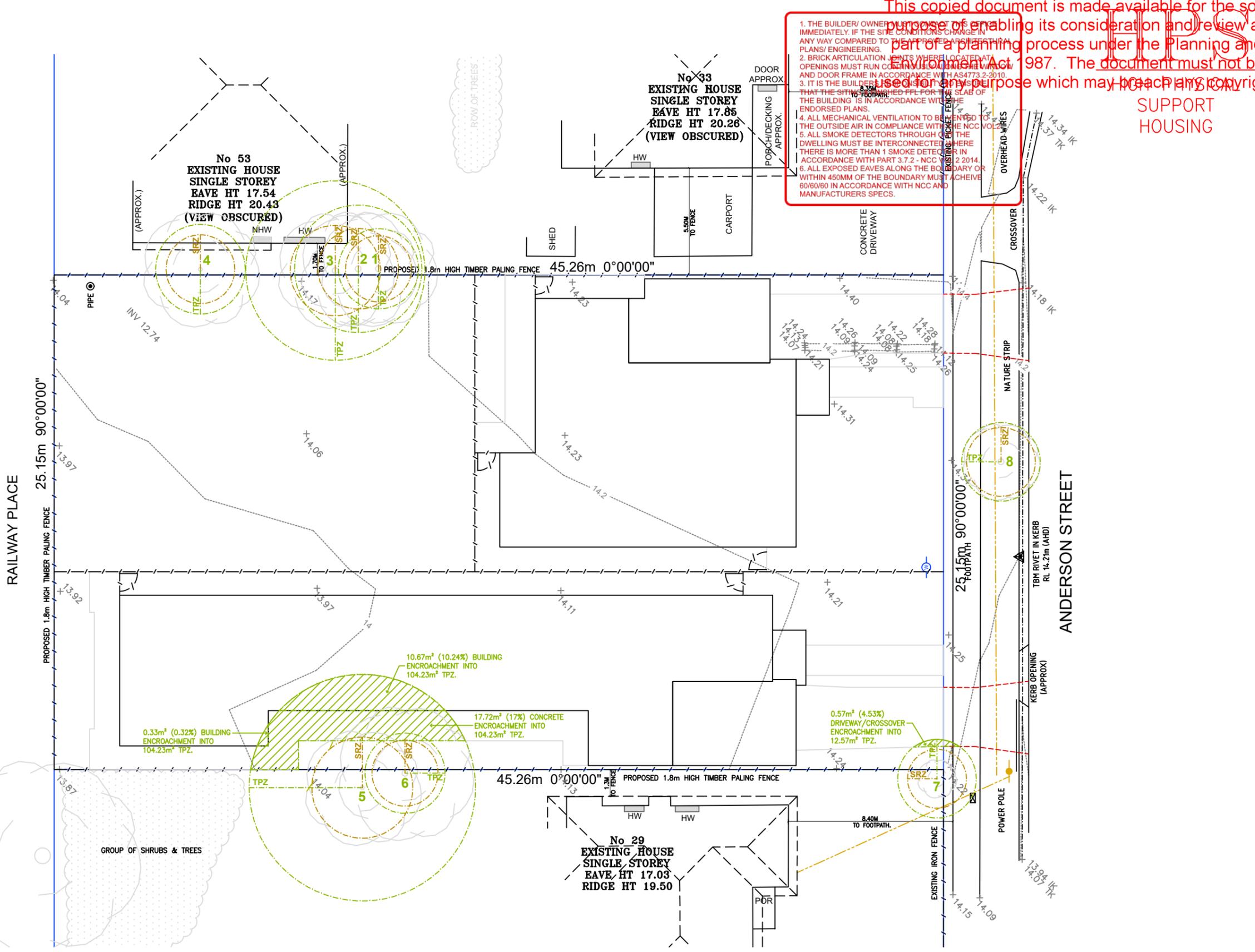
**PROPOSED NDIS HIGH PHYSICAL SUPPORT LIVING**  
 AT: No. 31 Anderson Street Bairnsdale VIC 3875  
 FOR: SDA Portfolio Pty Ltd ATF 31 Anderson Unit Trust

We the clients of the aforementioned property agree and approve that these drawings are the final working drawings. We are fully aware that there will be no additional changes at the request of the Client. However there is exception for any third party requirements i.e. building surveyors, developer, council etc that will alter the Working Drawings.  
 Prior to your colour selection appointment you will be contacted by our office in due course to attend such appointment to choose your colours, fixtures and fittings and internal and external materials. On the day of appointment Unique Build will not allow any further changes to the Working Drawings other than the aforementioned exceptions.  
 Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
 Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: <b>SURVEY PLAN</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 2 OF 26
CHECKED BY:	SCALE: 1 : 200	REVISION: 0
JOB NUMBER: UB762		

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TREES OF SIGNIFICANCE				
TREE No.	BOTANICAL NAME	DBH (mm)	TPZ (mRadius)	SRZ (mRadius)
1	Phoradendron apocynica (Loquat)	170	2.04	1.68
2	Prunus Sp.	270	3.24	2.05
3	Ligustrum Lucidum (Privet)	380	4.56	2.30
4	Ligustrum Lucidum (Privet)	190	2.28	1.75
5	Melia Azedarach (Chinaberry)	480	5.76	2.57
6	Pittosporum Undalatum (Australian Cheesewood)	170	2.04	1.68
7	Camelia Sp.	130	2.00	1.50
8	Decidious Tree	Multi-Stem	2.00 apx.	1.75



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5. ALL SMOKE DETECTORS THROUGHOUT THE DWELLING MUST BE INTERCONNECTED AND THERE IS MORE THAN 1 SMOKE DETECTOR IN ACCORDANCE WITH PART 3.7.2 - NCC VOLUME 2 2014.
6. ALL EXPOSED EAVES ALONG THE BOUNDARY OR WITHIN 450MM OF THE BOUNDARY MUST ACHIEVE 60/60/60 IN ACCORDANCE WITH NCC AND MANUFACTURERS SPECS.

**TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.**

**TREES OF SIGNIFICANCE**

SCALE 1:200

CARMELO CAMILLERI  
CB-L42487  
THESE DRAWINGS ARE THE PROPERTY OF CARMELO CAMILLERI AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF THE PRINCIPAL.  
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**PROPOSED NDIS HIGH PHYSICAL SUPPORT LIVING**  
AT: No. 31 Anderson Street Bairnsdale VIC 3875  
FOR: SDA Portfolio Pty Ltd ATF 31 Anderson Unit Trust

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Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: <b>TREES OF SIGNIFICANCE</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 3 OF 26
CHECKED BY:	SCALE: 1 : 200	REVISION: 0
JOB NUMBER: UB762	Printed 6/03/2026	



LEGEND	
	HATCH DENOTES 300mm BLOCKING ALONG PATH OF FUTURE HOIST LOCATION. PATH TO RUN CENTERED TO ENS OPENING & RUN 600mm PAST MID-LINE OF ENS & BED LOCATION. TRUSSES UPGRADED TO SUIT HOIST SPEC. BY TRUSS MANUF.
	HATCHING DENOTES NOMINATED LOAD BEARING WALLS IF REQUIRED BY WALL/TRUSS MANUF. REFER TO MANUF. DETAILS FOR SPECIFICATIONS.
	DENOTES INTERNAL WALLS TO PARTICIPANT ENSUITS HAVING MINIMUM 12mm THICK PLYWOOD OR COMPRESSED FIBRE CEMENT TO A MINIMUM HEIGHT OF 2100mm ABOVE FFL.

EXTERNAL SURFACES, INCL. GARAGE, TO HAVE A MIN. SLIP RESISTANCE OF P4 OR R11 AND MAX. GRADE OF 4% OF THE SURFACES TO HAVE A MIN. SLIP RESISTANCE OF P3 OR R10.

THRESHOLD RAMP TO EXTERIOR DOOR ONTO PERIMETER CONCRETE PAVING. REFER TO PERFORMANCE SOLUTION REPORT.

THE BUILDER MAY AT THEIR OWN DISCRETION TO CONCEAL ANY SERVICES WITHIN STRUCTURE.

ALL DIMENSIONS INCLUDING FRIDGE/FREEZER SPACE ARE MEASURED TO THE INTERIOR OF THE HOME AND MUST BE VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF WORK. THE ACTUAL FINISHED SIZE INCLUDING PLASTER (SKIRTING) IS LESS THAN DIMENSIONS BY APPROX 60MM AT THE POINT.

EMERGENCY EVACUATION PLAN SHALL BE PROVIDED AT FINAL/AS-BUILT STAGE OF SDA CERTIFICATION.

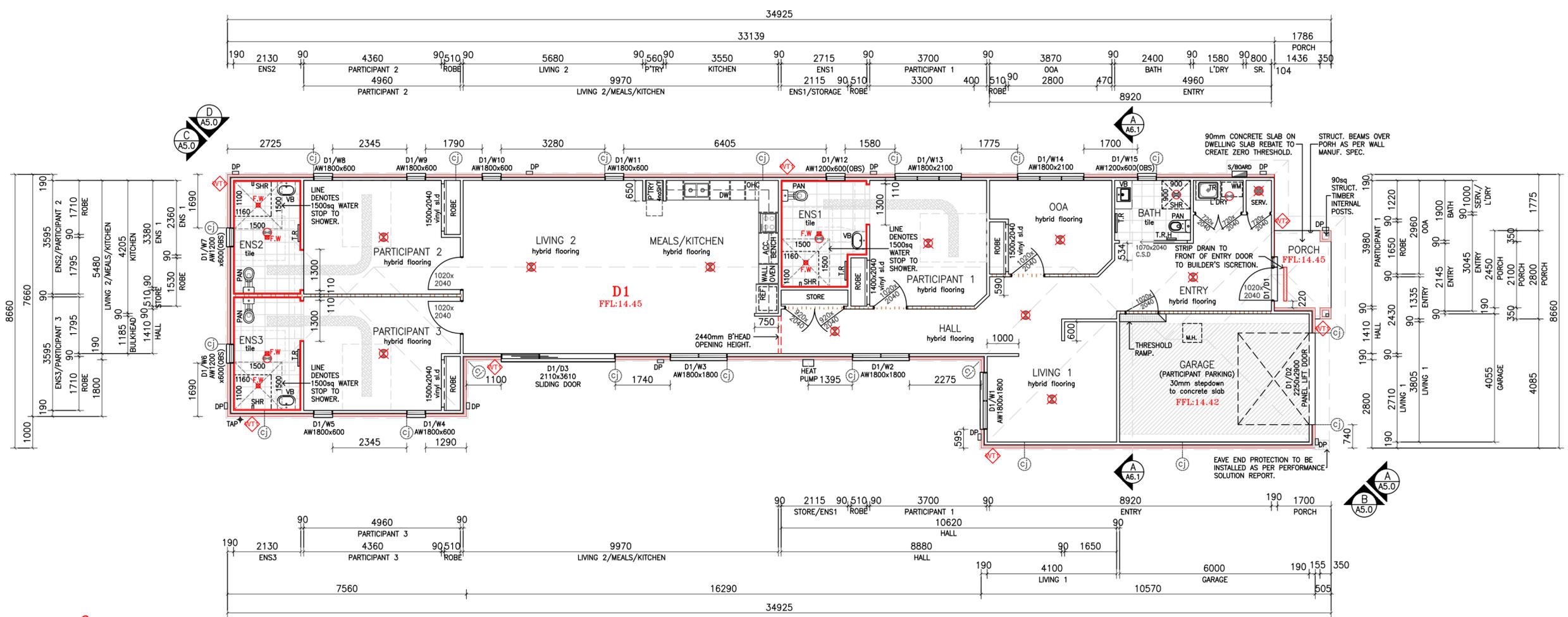
MAN HOLE & RETURN TRUSS LAYOUT AND FINAL LOCATION TO BE DETERMINED ON SITE BY BUILDER.

ADVERTISED

THIS DOCUMENT IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY PURPOSE WHICH MAY BE DETERMINED ON SITE BY BUILDER.

□ DENOTES FLOOR WASTE LOCATIONS.

ENTRY: CONCRETE TO BE GRADED OVER PORCH SLAB OVER THE 90mm REBATE DEPTH, TO CREATE A ZERO THRESHOLD ENTRY.



TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.

## D1 - FLOOR PLAN

SCALE 1:100

Ground Floor:	212.07	sq.m	22.83	sqsrs
Garage:	27.36	sq.m	2.95	sqsrs
Porch:	4.59	sq.m	0.49	sqsrs
Total Area:	244.02	sq.m	26.27	sqsrs

CARMELO CAMILLERI  
CB-L42487

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PROPOSED NDIS  
HIGH PHYSICAL  
SUPPORT LIVING

AT: No. 31 Anderson Street Bairnsdale  
VIC 3875

FOR: SDA Portfolio Pty Ltd ATF 31 Anderson  
Unit Trust

**HPS**

HIGH PHYSICAL  
SUPPORT  
HOUSING

SCALE 1:100 ON A2 SHEET

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Client 1: \_\_\_\_\_ Date: \_\_\_\_\_

Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: <b>FLOOR PLAN - D1</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 5 OF 26
CHECKED BY: -	SCALE: 1 : 100	REVISION: 0
JOB NUMBER: UB762		

Printed 6/03/2026  
Page 31 of 58



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**LEGEND**

**EXTERNAL SURFACES, INCL. GARAGE, TO HAVE A MIN. SLIP RESISTANCE OF P4 OR R11 AND MAX. GRADE OF 1:40. INTERNAL SURFACES TO HAVE A MIN. SLIP RESISTANCE OF P3 OR R10.**

**THRESHOLD RAMP TO EXTERNAL SLIDING DOOR ONTO PERIMETER CONCRETE PAVING. REFER TO PERFORMANCE SOLUTION REPORT.**

**THE BUILDER MAY AT THEIR OWN DISCRETION CONSTRUCT DUCTS, BULKHEADS OR VOIDS TO CONCEAL ANY SERVICES WITHIN THE STRUCTURE.**

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**WALLS TO PARTICIPANT BEDROOMS TO BE SOUND INSULATED.**

**EMERGENCY EVACUATION PLAN SHALL BE PROVIDED AT FINAL/AS-BUILT STAGE OF SDA CERTIFICATION.**

**MAN HOLE & RETURN AIR LOCATIONS SUBJECT TO SITE CONDITIONS AND TRUSS LAYOUT AND FINAL LOCATION TO BE DETERMINED ON SITE BY BUILDER.**

**ENTRY: CONCRETE TO BE GRADED OVER PORCH SLAB OVER THE 90mm REBATE DEPTH, TO CREATE A ZERO THRESHOLD ENTRY.**

□ DENOTES FLOOR  
F.W WASTE LOCATIONS.

EXTERNAL SURFACES, INCL. GARAGE, TO HAVE A MIN. SLIP RESISTANCE OF P4 OR R11 AND MAX. GRADE OF 1:40. INTERNAL SURFACES TO HAVE A MIN. SLIP RESISTANCE OF P3 OR R10.

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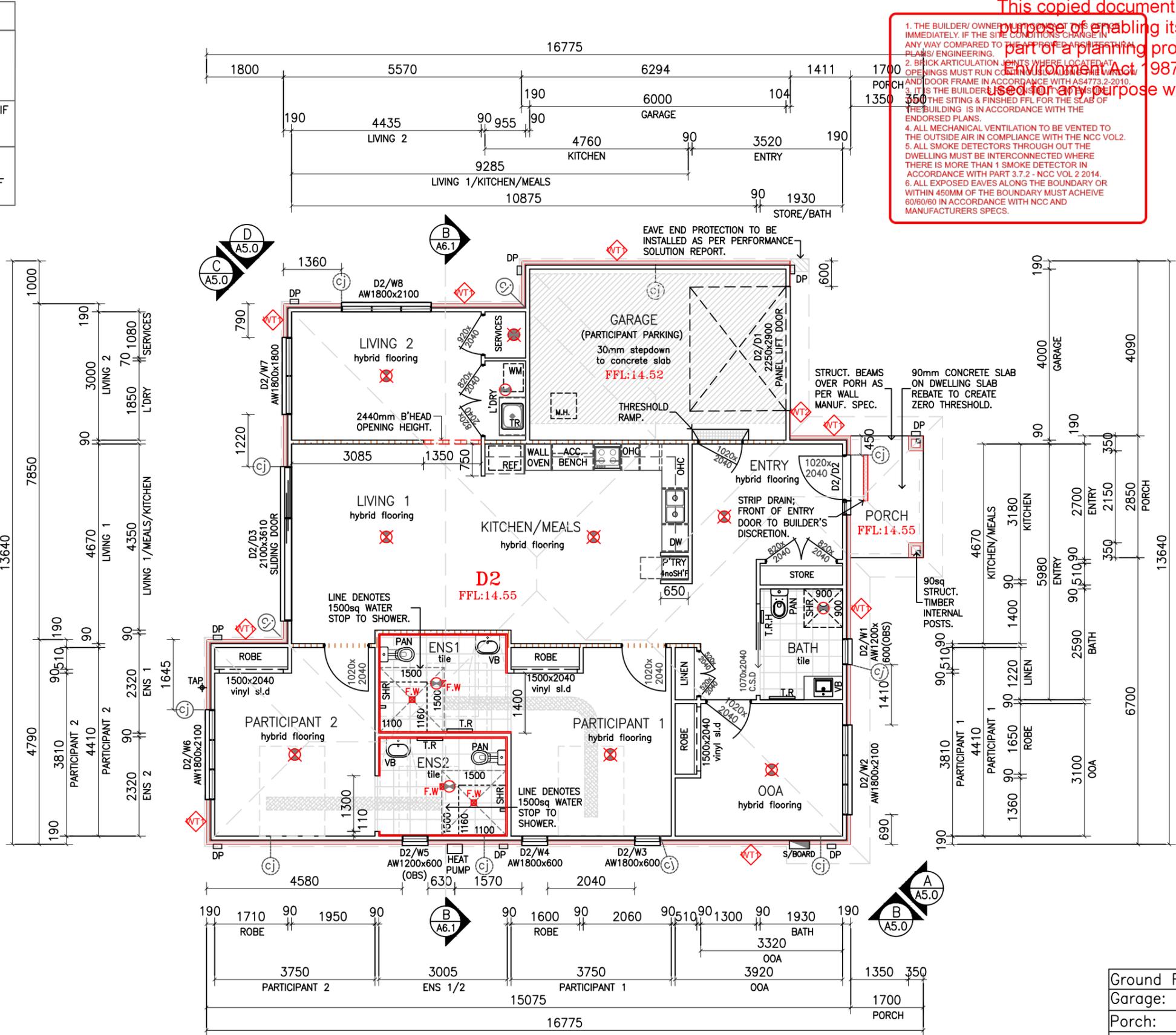
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□ DENOTES FLOOR  
F.W WASTE LOCATIONS.



Ground Floor:	151.73	sq.m	16.33	sqrs
Garage:	26.57	sq.m	2.86	sqrs
Porch:	4.84	sq.m	0.52	sqrs
Total Area:	183.14	sq.m	19.71	sqrs

**D2 - FLOOR PLAN**  
SCALE 1:100

TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.

CARMELO CAMILLERI  
CB-L42487

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**PROPOSED NDIS HIGH PHYSICAL SUPPORT LIVING**

AT: No. 31 Anderson Street Bairnsdale VIC 3875

FOR: SDA Portfolio Pty Ltd ATF 31 Anderson Unit Trust



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Client 1: \_\_\_\_\_ Date: \_\_\_\_\_

Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: **FLOOR PLAN - D2**

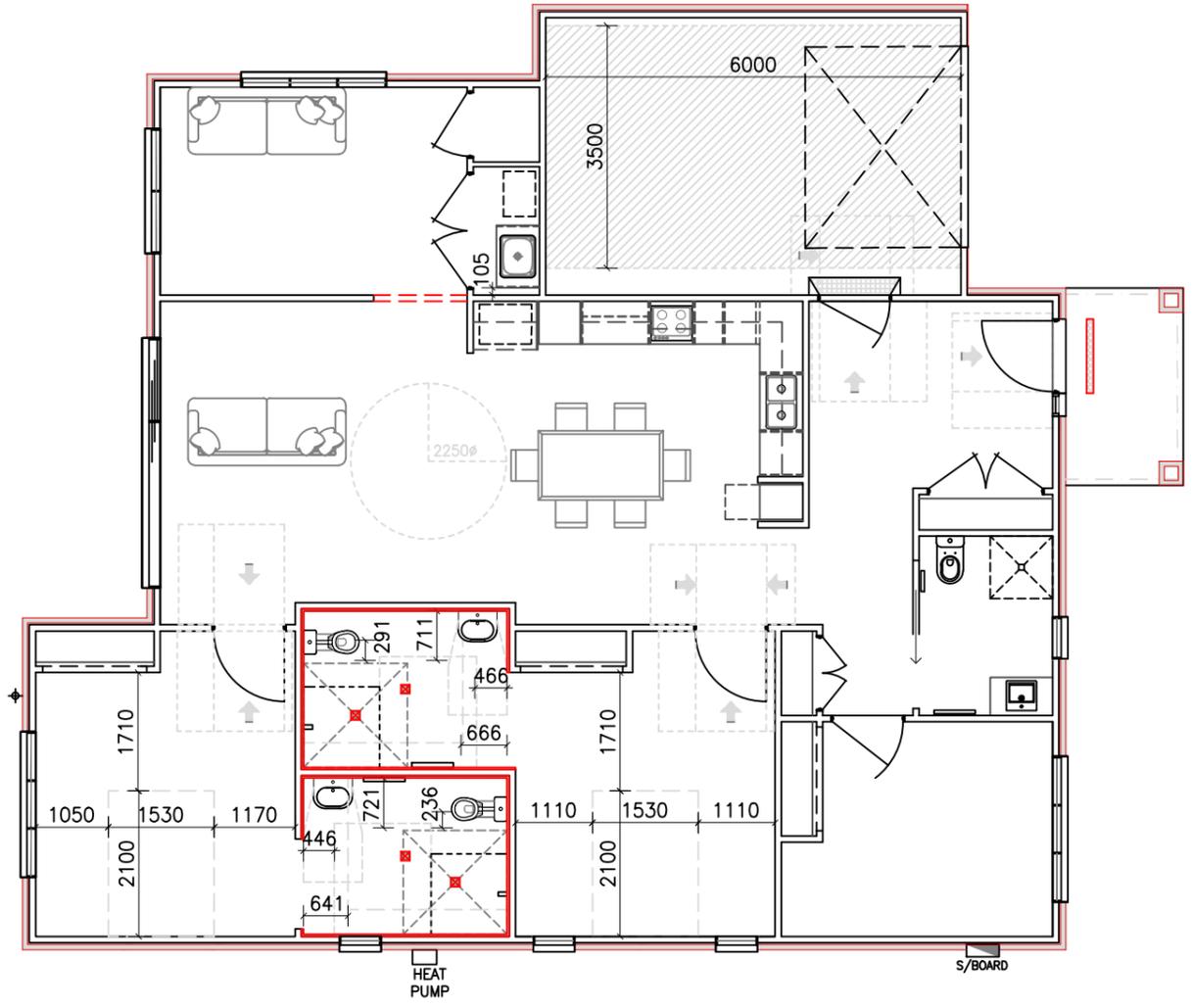
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 7 OF 26
CHECKED BY: _____	SCALE: 1 : 100	REVISION: 0
JOB NUMBER: UB762	Printed 6/03/2026	

Page 33 of 58

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**CERTIFIED BUILDING SURVEYING**  
 Building Permit Variation  
 Building Act 1993  
 (Building Regulations 2018)  
 Ice Konjarski (BS-L 39384)  
 Amendment Date: 08/12/2025  
 BP: 5689393751672  
 CERTIFIEDBUILDINGSURVEYING.COM.AU

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**TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.**

**D2 - CIRCULATION SPACES**

SCALE 1:100

CARMELO CAMILLERI  
 CB-L42487  
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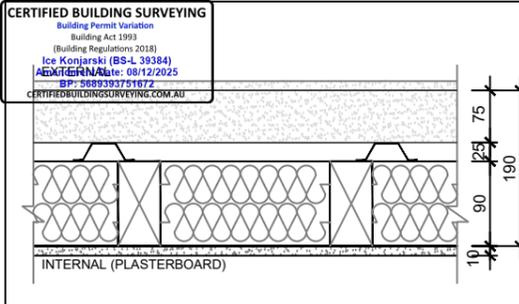
**PROPOSED NDIS HIGH PHYSICAL SUPPORT LIVING**  
 AT: No. 31 Anderson Street Bairnsdale VIC 3875  
 FOR: SDA Portfolio Pty Ltd ATF 31 Anderson Unit Trust

**HPS**  
 HIGH PHYSICAL SUPPORT HOUSING

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 Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
 Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: <b>D2 CIRCULATION SPACES</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 8 OF 26
CHECKED BY: -	SCALE: 1 : 100	REVISION: 0
JOB NUMBER: UB762		

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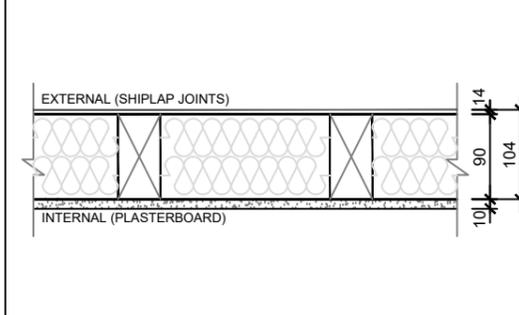


**190w HEBEL POWERPANEL XL WALLS**  
 FRL: up to 180/180/180. Rw & Rw + Ctr: N/A  
 EXTERNAL WALLS - FIRST FLOOR (WHERE SPECIFIED)

25mm Hebel perforated top hats used to fix 75mm Hebel panels to 90mm timber stud walls @ 600mm max. ctrs.

Refer to the Hebel PowerPanel<sup>XL</sup> Design and Installation guide for manufacturers design and specifications. Refer to Certificate of Conformity (Certificate no. CM40049 REV2) for particulars and conditions for compliance.

Refer to Engineers Drawings for all timber framing sizes & wall bracing location & details. (Typical) Moisture resistant plasterboard where applicable. Finish: Selected render finish externally. Painted plasterboard internally.



**104mm 325mm STRIA CLADDING WALLS**  
 FRL: 60/60/60 min. Rw & Rw + Ctr: NA  
 EXTERNAL WALLS - FIRST FLOOR (WHERE SPECIFIED)

14mm James Hardie Stria Cladding Smooth 325mm (Vertical profile) direct fixed to 90mm structural timber stud wall - shiplap joints that leave 15mm wide grooves for clean lines.

Refer to Stria Cladding Installation Guide (Vertical) for manufacturers design and specifications. Refer to Certificate of Conformity (Certificate no. CM40301 REV1) for particulars and conditions for compliance.

Refer to Engineers Drawings for all timber framing sizes & wall bracing location & details. (Typical) Moisture resistant plasterboard where applicable. Painted plasterboard internally.



ALL DOORWAYS SHALL HAVE A MIN. LUMINANCE OF 30% WITH SURROUNDING SURFACES FOR A MIN. 50mm IN WIDTH IN ACCORDANCE WITH AS1428.1 CLAUSE 13.1.

BOWMAN-SAPOLINSKI EQUATION SHALL BE USED IN ASSESSMENT OF LUMINANCE CONTRAST.

TOILET SEAT SHALL HAVE A MIN. LUMINANCE CONTRAST OF 30% WITH BACKGROUND. (EG. PAN, WALL OR FLOOR AGAINST WHICH IT IS VIEWED)

COLOUR CONTRAST SHALL BE PROVIDED BETWEEN FLOOR AND WALL SURFACES.

EXTERNAL SURFACES TO HAVE A MIN. SLIP RESISTANCE OF P4 OR R11, INTERNAL SURFACES TO HAVE A MIN. SLIP RESISTANCE OF P3 OR R10.

ALL INTERNAL FLOORING (INCLUDING WET AREAS) SHALL BE FIRM, EVEN AND FEATURE A LEVEL TRANSITION BETWEEN ABUTTING SURFACES OF A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm (PROVIDED THE LIP IS ROUND OR BEVELLED)

PARTICIPANT EXITS TO BE PROVIDED WITH MIN. CLEAR OPEN SPACE OF 950mm WIDTH AND PROVIDED WITH ZERO THRESHOLD'S. THRESHOLD RAMP'S MAX. GRADE 1:8 TO LANDING WITH MAX. CROSS SLOPE OF 1:40 IN ACCORDANCE WITH AS1428.1

IF IS THE BUILDING IS TO BE USED FOR ACCESS BY PERSONS WITH MOBILITY IMPAIRMENTS, ALL INTERNAL WET AREA WATERPROOFING IS TO COMPLY WITH NCC 2022 PART 3.8.1.2 & AS3740. PRODUCT WPA 400 REFER TO TECHNICAL DATA SHEET AND WARRANTY FOR APPLICATION METHOD AND PRODUCT DETAILS/SPECIFICATIONS.

WALL ADJACENT TO TOILET PAN PROVIDED WITH MIN. 600mm CLEAR REINFORCED WALL SPACE (INC. WINDOWS) FORWARD OF PAN (FOR FUTURE PROOFING IF GRAB RAILS ARE REQUIRED).

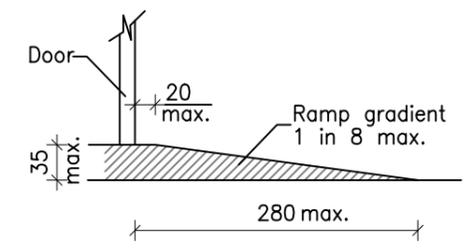
PARTICIPANT SHOWERS TO BE 1160mm x 1100mm MIN. AND HOBLESS WITH CURTAIN RAIL PROVIDED. INCLUSION OF VERTICAL SUPPORT GRAB RAIL AND PROVISION OF HEIGHT ADJUSTABLE SHOWER HEAD AND HOSE. LEVER-STYLE TAP TO BE 900-1100mm ABOVE FFL, 300-800mm FROM INTERNAL CORNER.

TOILET, SHOWER AND BASIN CIRCULATION SPACES TO PARTICIPANT ENSUITES IN ACCORDANCE WITH AS1428.1.

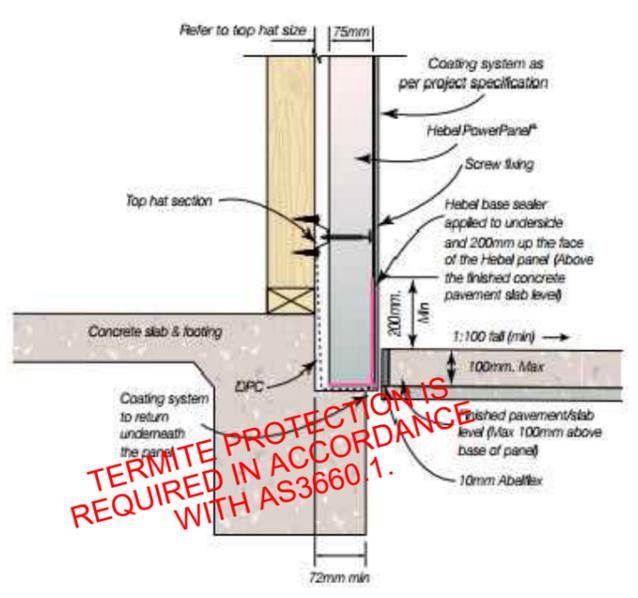
BEDROOMS SHALL HAVE A PROVISION FOR POWER AND INBUILT STRUCTURE CAPABLE OF INSTALLATION OF A CONSTANT CHARGE CEILING HOIST. THE HOIST SHALL BE CAPABLE OF GOING ACROSS THE BED AND DOWN THE BED. MIN. LOAD CAPACITY OF THE HOIST SHALL BE 250kg. HOIST IS TO BE CAPABLE OF BEING EITHER CEILING OR WALL MOUNTED.

EVIDENCE/CERTIFICATION DOCUMENT SHALL BE PROVIDED FOR THE BUILDING STRUCTURE TO BE ABLE TO PROVIDE FOR A CEILING HOIST IN THE FUTURE, AND SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER AS BEING SUITABLE FOR HOISTS WITH A MINIMUM LOAD CAPACITY OF 250kg.

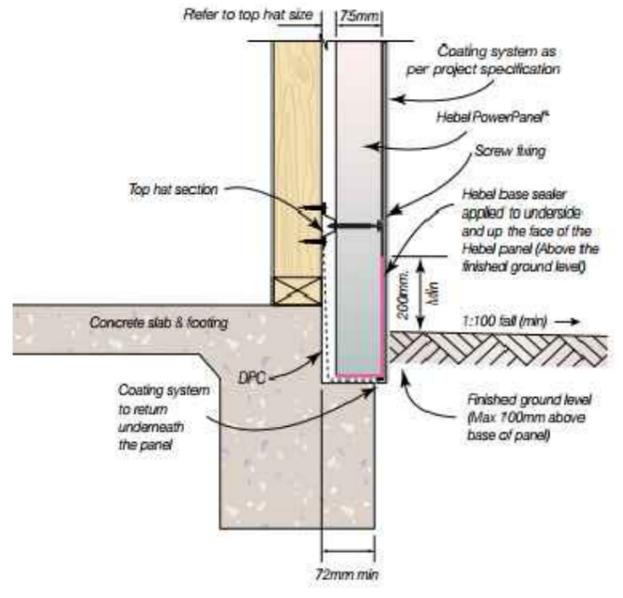
WINDOW CONTROLS IN PARTICIPANT BEDROOMS SHALL BE LOCATED WITHIN EASY REACH FROM EITHER A SEATED OR STANDING POSITION (BETWEEN 600mm - 1000mm ABOVE FFL)



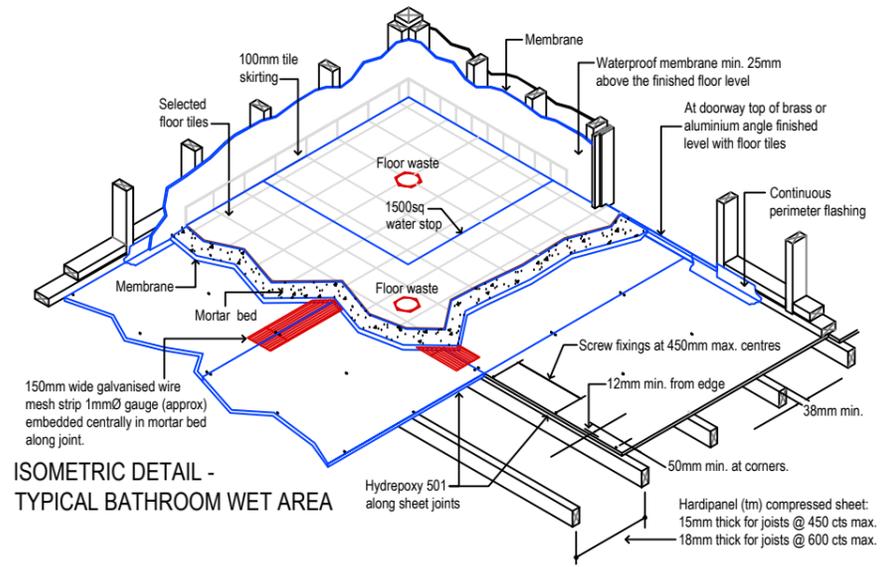
SECTION DETAIL  
 TYP. THRESHOLD RAMP DETAIL  
 NTS



SECTION DETAIL  
 JUNCTION TO HEBEL BELOW  
 CONCRETE PAVEMENT SLAB  
 NTS



SECTION DETAIL  
 JUNCTION TO HEBEL BELOW  
 FINISHED GROUND  
 NTS



ISOMETRIC DETAIL -  
 TYPICAL BATHROOM WET AREA

CARMELO CAMILLERI  
 CB-L42487

THESE DRAWINGS ARE THE PROPERTY OF CARMELO CAMILLERI AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF THE PRINCIPAL.

THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK.

**PROPOSED NDIS  
 HIGH PHYSICAL  
 SUPPORT LIVING**

AT: No. 31 Anderson Street Bairnsdale VIC 3875

FOR: SDA Portfolio Pty Ltd ATF 31 Anderson Unit Trust



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Client 1: \_\_\_\_\_ Date: \_\_\_\_\_

Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: <b>FLOOR PLAN DETAILS &amp; NOTES</b>			
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 9 OF 26	
CHECKED BY:	SCALE: 1 : 100	REVISION: 0	
JOB NUMBER: UB762			

WITHIN BUILDING SLAB WITH 400mm FREEBOARD HEIGHT WITH APPROX. 90mm REBATE DEPTH TO ENGINEERS SPECIFICATIONS. IF THERE ARE ANY DISCREPANCIES ON SITE WITH MEASUREMENTS, UNIQUE BUILD PTY LTD SHALL BE CONTACTED BEFORE ANY FURTHER WORKS.

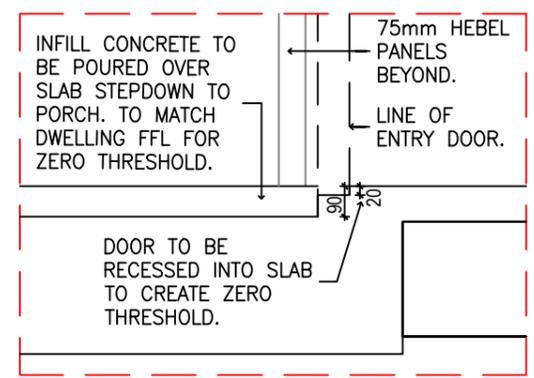
AS PER CLAUSE 3.8.7.2 OF NCC 2022, A PLIABLE BUILDING MEMBRANE IS TO BE INSTALLED THAT COMPLIES WITH AS/NZS 4200.1 AND TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 4200.2 AND MUST BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6/7/8.

CONCRETE PATHWAYS ARE TO BE ACCESSIBLE WALKWAYS; MAX. GRADE 1:20. CONCRETE TO BE POURED OVER REBATE TO MATCH FFL OF DWELLING, TO CREATE ZERO THRESHOLD.

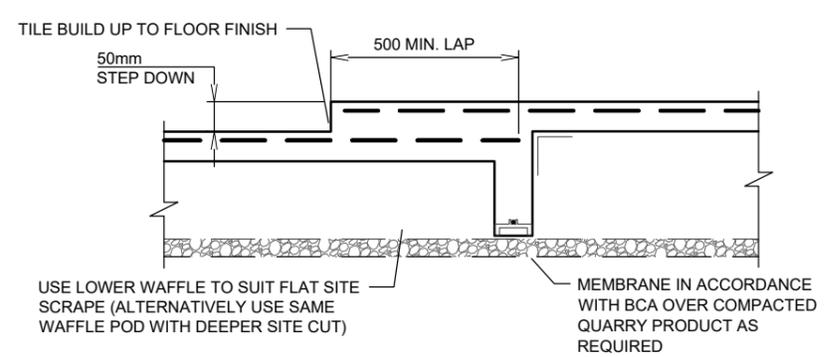
PLEASE REFER TO ENGINEERING PLANS FOR ALL SLAB PARTICULARS AND DETAILS. THIS PLAN IS JUST TO SHOW APPROXIMATES OF PLUMBING OUTLETS AND MINOR SLAB MEASUREMENTS.

WASTE POINT MEASUREMENTS ARE APPROXIMATE ONLY. FINAL LOCATIONS ARE AT PLUMBERS DISCRETION.

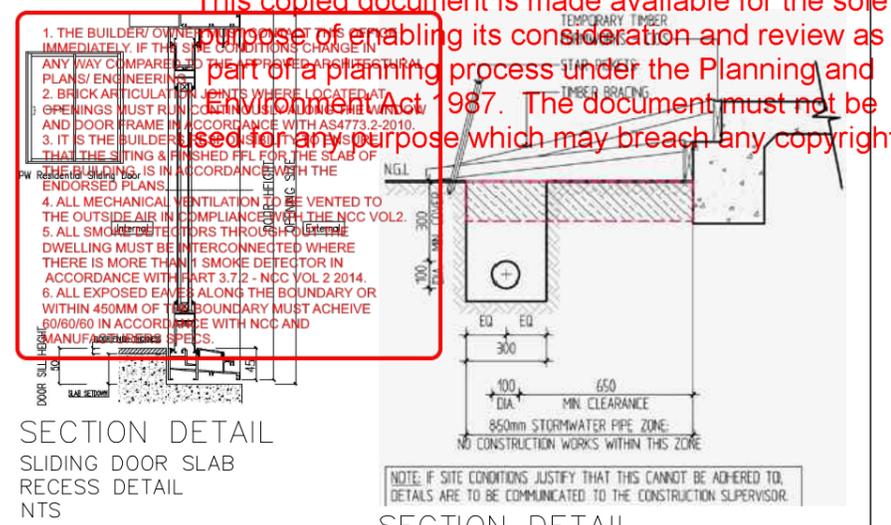
DOORS TO BE RECESSED INTO SLAB TO CREATE ZERO THRESHOLD FINISH. 50mm RECESS INTO SLAB FOR PARTICIPANT ENS AND SHOWER BASES.



SECTION DETAIL  
PORCH DOOR RECESS DETAIL  
NTS



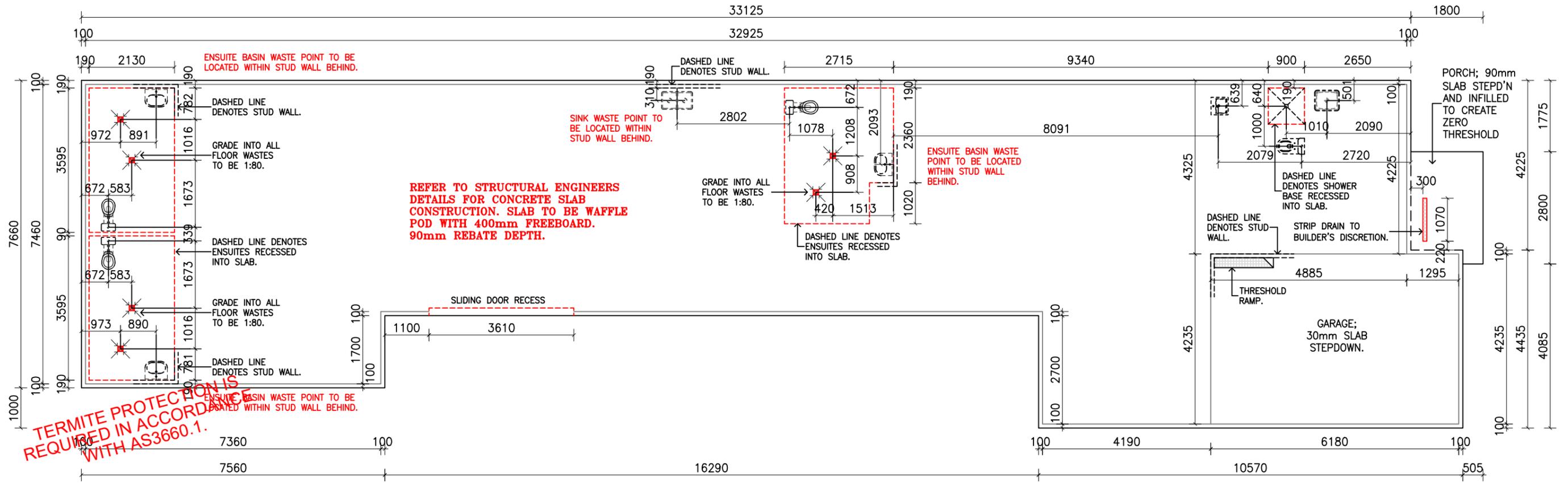
SECTION DETAIL  
SLAB RECESS DETAIL  
NTS



SECTION DETAIL  
SLIDING DOOR SLAB  
RECESS DETAIL  
NTS

NOTE: IF SITE CONDITIONS JUSTIFY THAT THIS CANNOT BE ADHERED TO, DETAILS ARE TO BE COMMUNICATED TO THE CONSTRUCTION SUPERVISOR.

SECTION DETAIL  
DRAINAGE PIPE EXCLUSION ZONE  
NTS



**D1 - SLAB PLAN**  
SCALE 1:100

CARMELO CAMILLERI  
CB-L42487  
THESE DRAWINGS ARE THE PROPERTY OF CARMELO CAMILLERI AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF THE PRINCIPAL.  
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**PROPOSED NDIS  
HIGH PHYSICAL  
SUPPORT LIVING**  
AT: No. 31 Anderson Street Bairnsdale  
VIC 3875  
FOR: SDA Portfolio Pty Ltd ATF 31 Anderson  
Unit Trust



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Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: <b>SLAB PLAN - D1</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 10 OF 26
CHECKED BY:	SCALE: 1 : 100	REVISION: 0
JOB NUMBER: UB762	Printed 6/03/2026 Page 36 of 58	

WAFFLE POD SLAB WITH 400mm FREEBOARD HEIGHT WITH APPROX. 90mm REBATE DEPTH TO ENGINEERS SPECIFICATIONS. IF THERE ARE ANY DISCREPANCIES ON SITE WITH MEASUREMENTS, UNIQUE BUILD PTY LTD SHALL BE CONTACTED BEFORE ANY FURTHER WORKS.

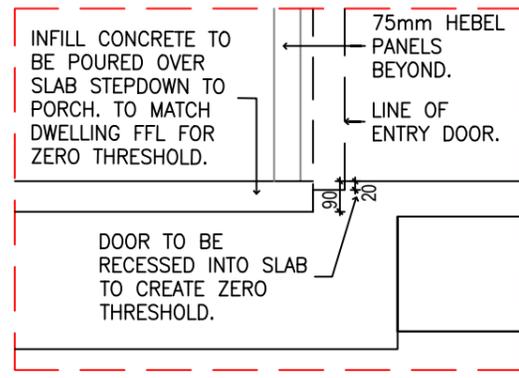
AS PER CLAUSE 3.8.7.2 OF NCC 2022, A Pliable BUILDING MEMBRANE IS TO BE INSTALLED THAT COMPLIES WITH AS/NZS 4200.1 AND TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 4200.2 AND MUST BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6/7/8.

CONCRETE PATHWAYS ARE TO BE ACCESSIBLE WALKWAYS; MAX. GRADE 1:20. CONCRETE TO BE POURED OVER REBATE TO MATCH FFL OF DWELLING, TO CREATE ZERO THRESHOLD.

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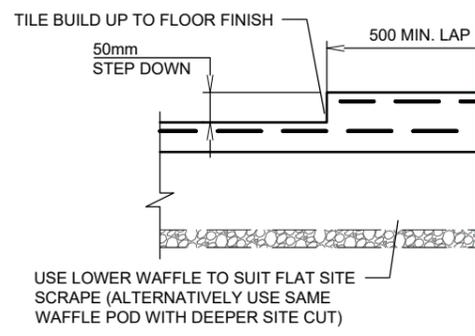
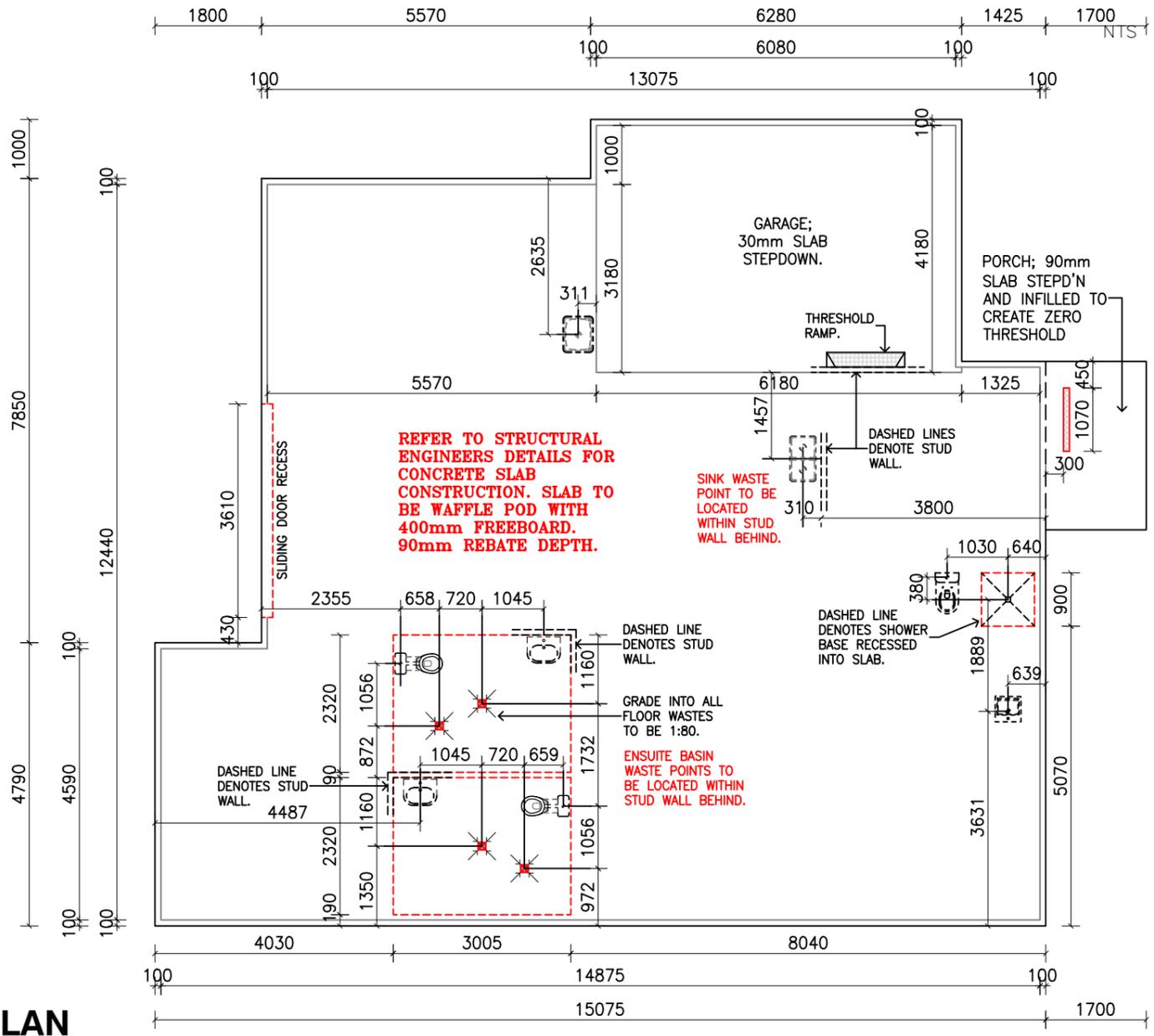
DOORS TO BE RECESSED INTO SLAB TO CREATE ZERO THRESHOLD FINISH. 50mm RECESS INTO SLAB FOR PARTICIPANT ENS AND SHOWER BASES.



SECTION DETAIL  
PORCH DOOR RECESS DETAIL  
NTS

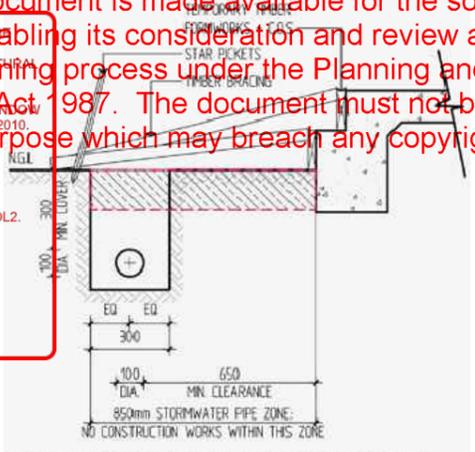
TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.

**D2 - SLAB PLAN**  
SCALE 1:100



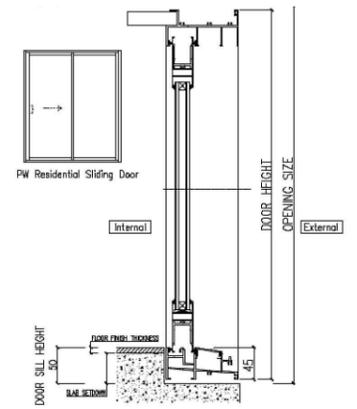
SECTION DETAIL  
SLAB RECESS DETAIL  
NTS

1. THE BUILDER/ OWNER MUST NOTIFY THE LOCAL COUNCIL IMMEDIATELY IF THE SITE CONDITIONS CHANGE IN ANY WAY COMPARED TO THE APPROVED PERMITTING PLANS/ ENGINEERING.
2. BRICK ARTICULATION MUST BE LOCATED AT OPENINGS MUST RUN CONTINUOUSLY THROUGH AN ENTIRE DOOR FRAME IN ACCORDANCE WITH AS4773.2-2010.
3. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT THE SITING & FINISHED FFL FOR THE SLAB OF THE BUILDING IS IN ACCORDANCE WITH THE ENDORSED PLANS.
4. ALL MECHANICAL VENTILATION TO BE VENTED TO THE OUTSIDE AIR IN COMPLIANCE WITH THE NCC VOL.2.
5. ALL SMOKE DETECTORS THROUGHOUT THE DWELLING MUST BE INTERCONNECTED WHERE THERE IS MORE THAN 1 SMOKE DETECTOR IN ACCORDANCE WITH AS1414.
6. ALL EXPOSED CONCRETE SURFACES OR WITHIN 450MM OF THE BOUNDARY MUST ACHIEVE 60/60/60 IN ALL DIRECTIONS WITH NCC AND MANUFACTURER'S REQUIREMENTS.



NOTE: IF SITE CONDITIONS JUSTIFY THAT THIS CANNOT BE ADHERED TO, DETAILS ARE TO BE COMMUNICATED TO THE CONSTRUCTION SUPERVISOR.

SECTION DETAIL  
DRAINAGE PIPE EXCLUSION ZONE  
NTS



SECTION DETAIL  
SLIDING DOOR SLAB  
RECESS DETAIL

CARMELO CAMILLERI  
CB-L42487  
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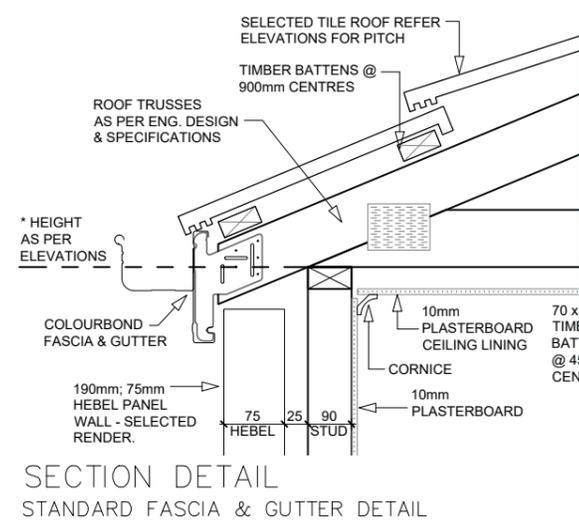
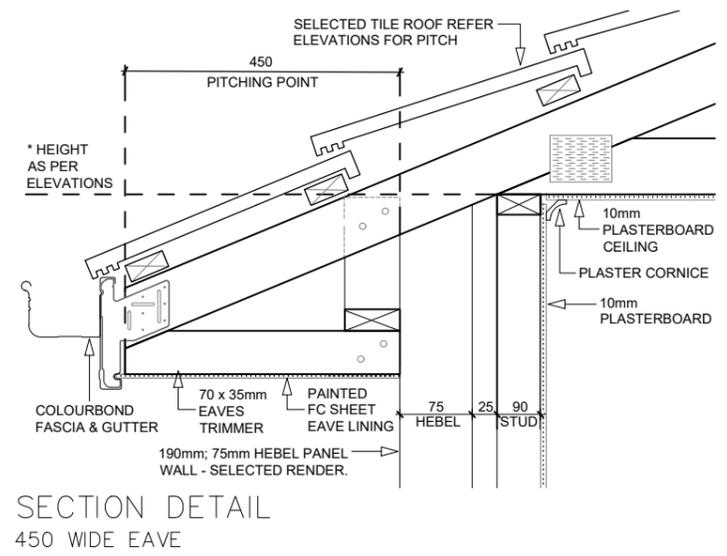
PROPOSED NDIS  
HIGH PHYSICAL  
SUPPORT LIVING  
AT: No. 31 Anderson Street Bairnsdale  
VIC 3875  
FOR: SDA Portfolio Pty Ltd ATF 31 Anderson  
Unit Trust



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Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: <b>SLAB PLAN - D2</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 11 OF 26
CHECKED BY:	SCALE: 1 : 100	REVISION: 0
JOB NUMBER: UB762	Printed 6/03/2026 Page 37 of 58	

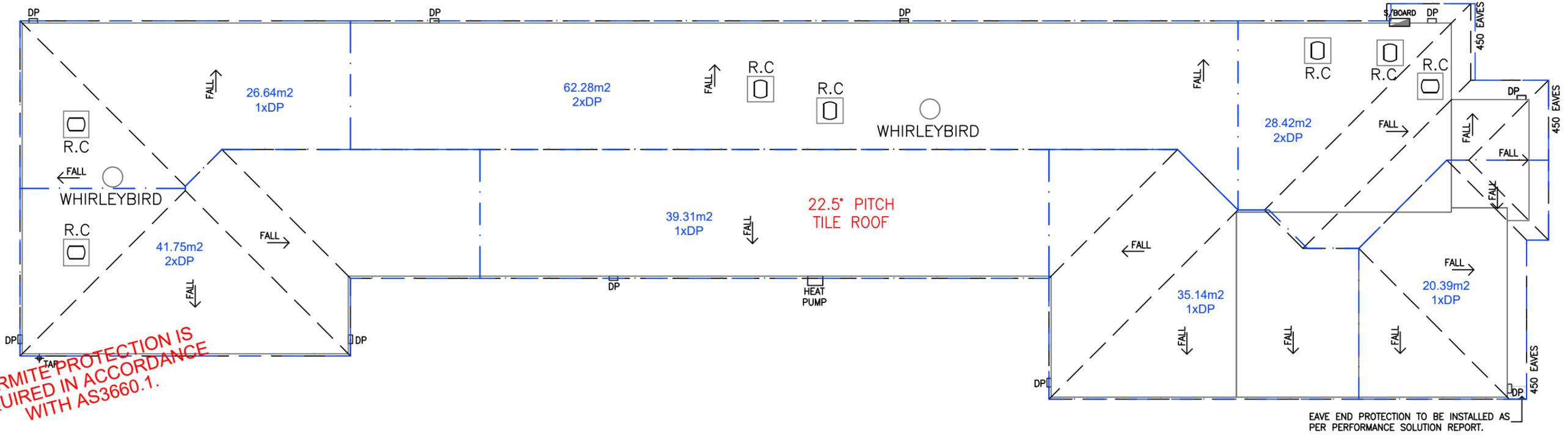
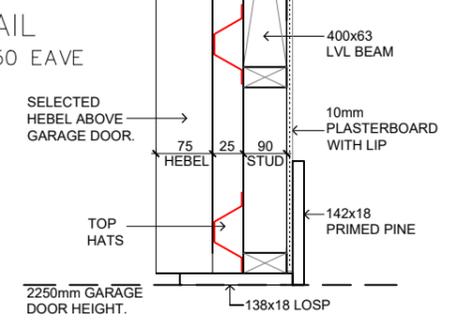
**PLUMBING PRACTICE NOTE RP-06:**  
**SIZING A ROOF CATCHMENT DRAINAGE SYSTEM CALCULATIONS.**  
 Amendment Date: 09/12/2023  
 TOTAL ROOF AREA: 253.91m<sup>2</sup>  
 ROOF PITCH @ 22.5°: 1.20 MULTIPLIER  
 (253.91x1.20=304.692)  
 TOTAL ROOF AREA: 305m<sup>2</sup>  
 MAX ROOF AREA PER DOWNPIPE:  
 305/7 = 43.57m<sup>2</sup> CATCHMENT/Dp  
 TOTAL NUMBER OF DOWNPIPES:  
 305/47 = 6.48  
 (7 DOWNPIPES REQUIRED)  
 ROOF VENTILATION CALCULATION PER NCC  
 2022 10.8.2 & 10.8.3  
 (>15° - <75°: 5,000mm<sup>2</sup>/m high level.)  
 LONGEST HORIZONTAL LENGTH:  
 HIGH LEVEL CALCULATION:  
 34.92/12.5m = 2.79 = 3



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2. BRICK ARTICULATION JOINTS WHERE LOCATED AT OPENINGS MUST RUN CONTINUOUSLY THROUGH THE WINDOW AND DOOR FRAME IN ACCORDANCE WITH AS4773.2-2010.
3. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY THAT THE SITING & FINISHED FFL FOR THE BUILDING IS IN ACCORDANCE WITH THE ENDORSED PLANS.
4. ALL MECHANICAL VENTILATION TO BE VENTED TO THE OUTSIDE AIR IN COMPLIANCE WITH THE NCC VOL.2.
5. ALL SMOKE DETECTORS THROUGHOUT THE DWELLING MUST BE INTERCONNECTED WHERE THERE IS MORE THAN 1 SMOKE DETECTOR IN ACCORDANCE WITH PART 3.7.2 - NCC VOL 2 2014.
6. ALL EXPOSED EAVES ALONG THE BOUNDARY OR WITHIN 450MM OF THE BOUNDARY MUST BE COVERED WITH 138x18 LOSP IN ACCORDANCE WITHING AND MANUFACTURERS SPECS.

SECTION DETAIL  
 GARAGE BEAM - 450 EAVE



TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.

**D1 - ROOF PLAN**

SCALE 1:100

CARMELO CAMILLERI  
 CB-L42487  
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**PROPOSED NDIS HIGH PHYSICAL SUPPORT LIVING**  
 AT: No. 31 Anderson Street Bairnsdale VIC 3875  
 FOR: SDA Portfolio Pty Ltd ATF 31 Anderson Unit Trust

**HPS**  
 HIGH PHYSICAL SUPPORT HOUSING

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 Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
 Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: <b>ROOF PLAN - D1</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 12 OF 26
CHECKED BY: _____	SCALE: 1 : 100	REVISION: 0
JOB NUMBER: UB762	Printed 6/03/2026 Page 38 of 58	

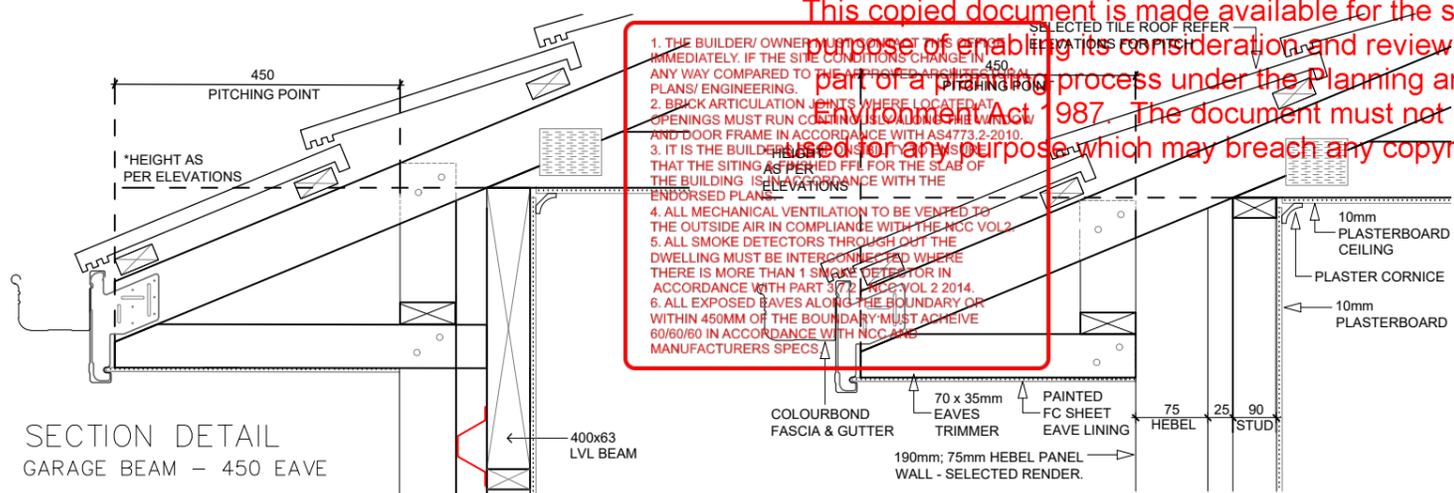
**PLUMBING PRACTICE NOTE RP-06: SIZING A ROOF CATCHMENT DRAINAGE SYSTEM CALCULATIONS.**

TOTAL ROOF AREA: 194.77m<sup>2</sup>  
 ROOF PITCH: 22.5°: 1.20 MULTIPLIER  
 (194.77x1.20=233.724) TOTAL ROOF AREA: 234m<sup>2</sup>

MAX ROOF AREA PER DOWNPIPE: 234/6 = 39m<sup>2</sup> CATCHMENT/Dp  
 TOTAL NUMBER OF DOWNPIPES: 234/47 = 4.98 (5 DOWNPIPES REQUIRED)

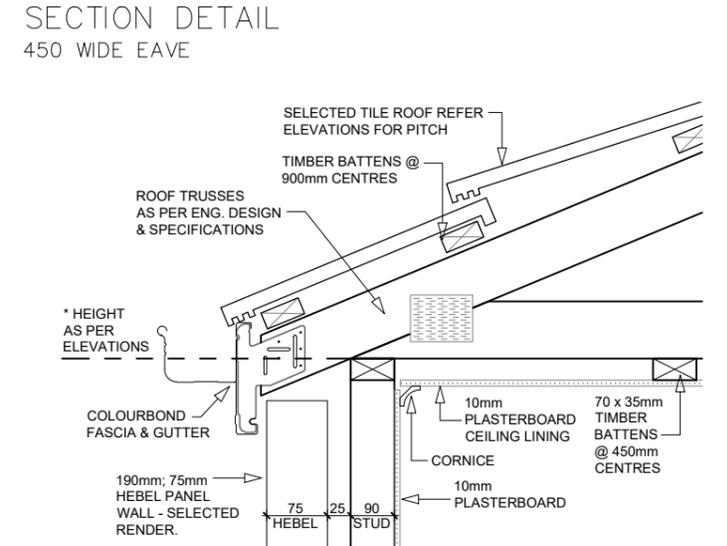
ROOF VENTILATION CALCULATION PER NCC 2022 10.8.2 & 10.8.3 (>15° - <75°: 5.000mm<sup>2</sup>/m high level.)

LONGEST HORIZONTAL LENGTH: HIGH LEVEL CALCULATION:  
 15.575/12.5m = 1.25 = 2

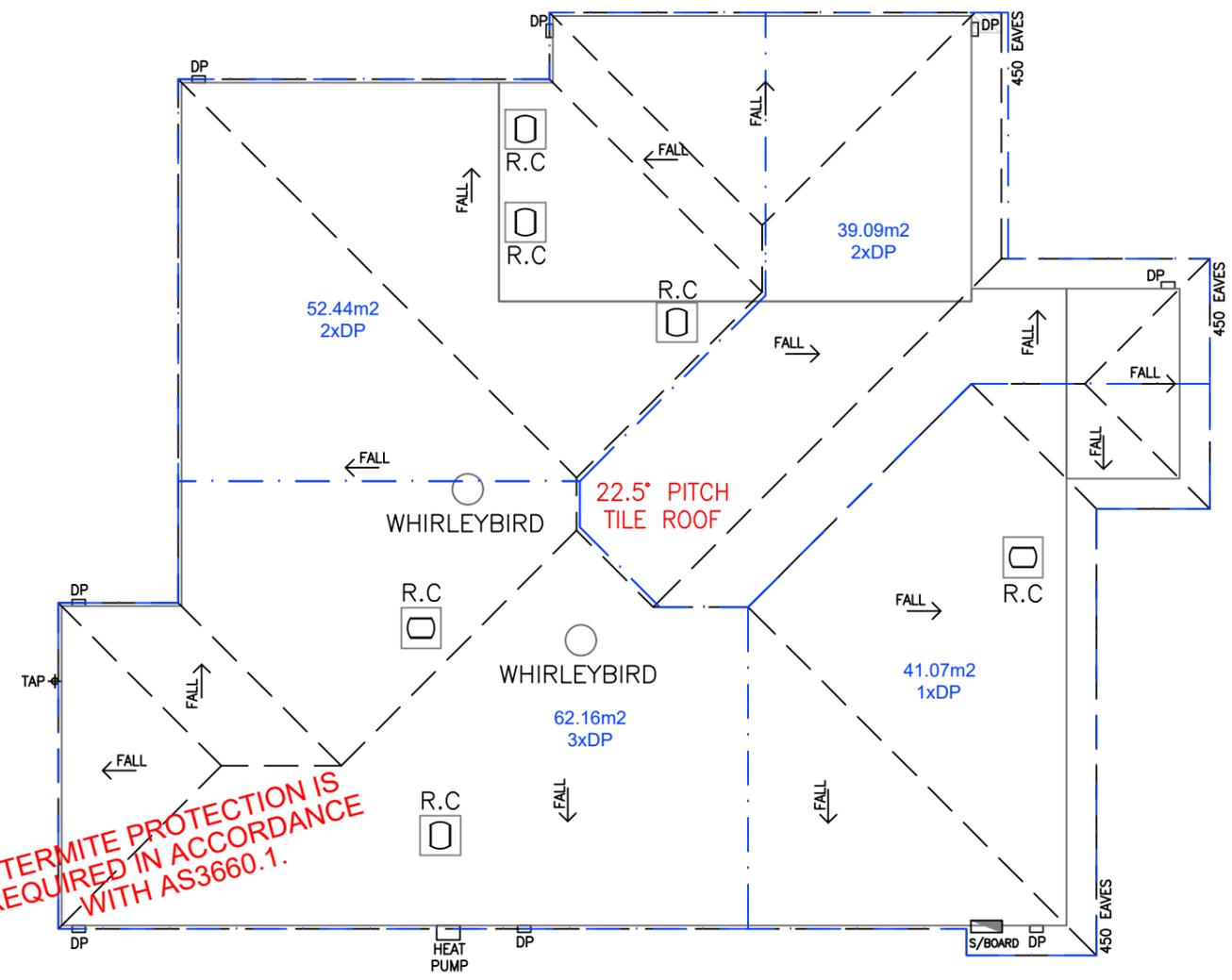


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2. BRICK ARTICULATION POINTS WHERE LOCATED AT OPENINGS MUST RUN CONTINUOUSLY THROUGH THE WINDOW AND DOOR FRAME IN ACCORDANCE WITH AS4773.2-2010.
3. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT THE SITING AND FIXING OF THE SLAB OF THE BUILDING IS IN ACCORDANCE WITH THE ENDORSED PLANS.
4. ALL MECHANICAL VENTILATION TO BE VENTED TO THE OUTSIDE AIR IN COMPLIANCE WITH THE NCC VOL 2.
5. ALL SMOKE DETECTORS THROUGHOUT THE DWELLING MUST BE INTERCONNECTED WHERE THERE IS MORE THAN 1 SMOKE DETECTOR IN ACCORDANCE WITH PART 7.2 NCC VOL 2 2014.
6. ALL EXPOSED EAVES ALONG THE BOUNDARY OR WITHIN 450MM OF THE BOUNDARY MUST ACHIEVE 60/60/60 IN ACCORDANCE WITH NCC AND MANUFACTURERS SPECS.



SECTION DETAIL STANDARD FASCIA & GUTTER DETAIL



**D2 - ROOF PLAN**  
SCALE 1:100

CARMELO CAMILLERI  
 CB-L42487  
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 AT: No. 31 Anderson Street Bairnsdale VIC 3875  
 FOR: SDA Portfolio Pty Ltd ATF 31 Anderson Unit Trust

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 Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

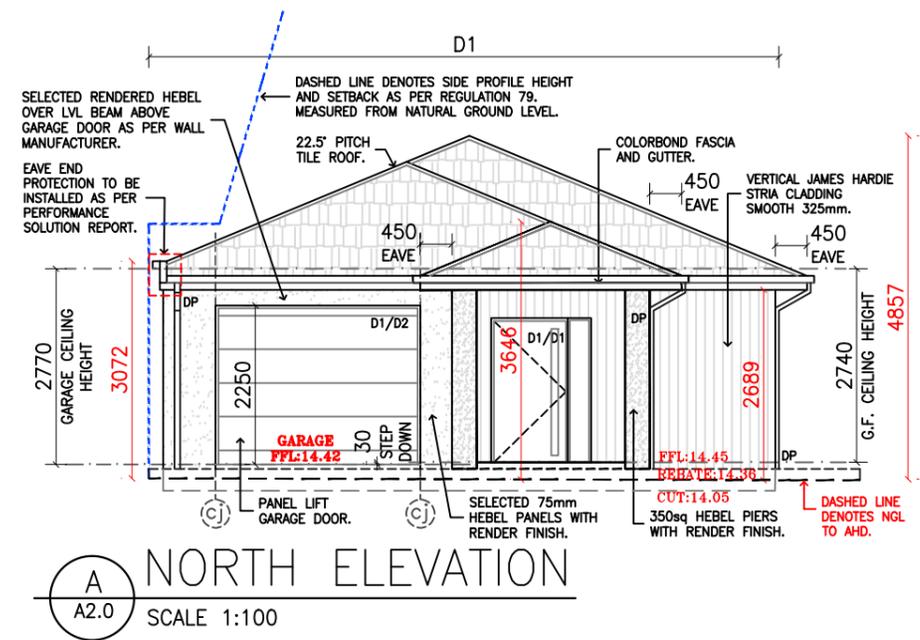
DRAWING NAME: <b>ROOF PLAN - D2</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 13 OF 26
CHECKED BY: _____	SCALE: 1 : 100	REVISION: 0
JOB NUMBER: UB762	Printed 6/03/2026	

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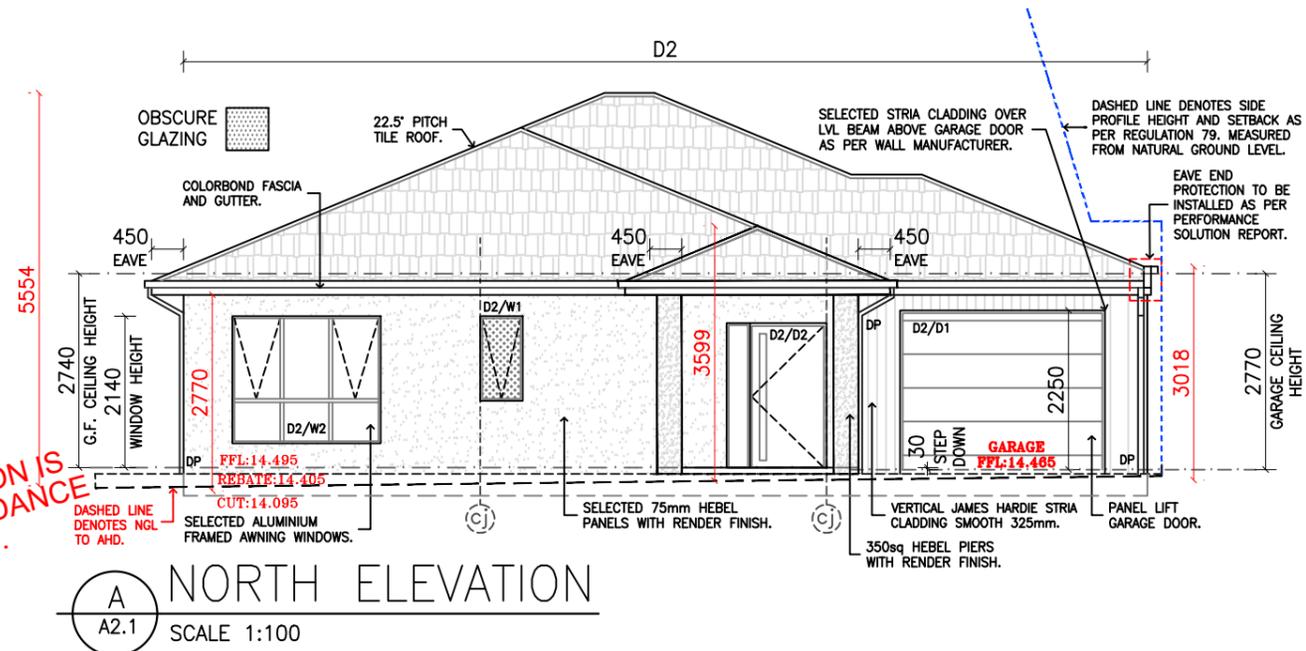
**CERTIFIED BUILDING SURVEYING**  
 Building Permit Variation  
 Building Act 1993  
 (Building Regulations 2018)  
 Ice Konjarski (BS-L 39384)  
 Amendment Date: 08/12/2025  
 BP: 5689393751672  
 CERTIFIEDBUILDINGSURVEYING.COM.AU

ⓐ DENOTES VERTICAL ARTICULATION JOINTS IMMEDIATELY IF THE SITE CONDITIONS CHANGE IN ANY WAY COMPARED TO THE APPROVED SUBMITTAL.  
 BRICKWORK: 5000 MAX CENTERS TO COMPLY WITH THE CEMENT & CONCRETE ASSOCIATION CONSTRUCTION TECHNICAL NOTE FC1  
 HEBEL: TO BE POSITIONED AS PER MANUFACTURERS SPECIFICATIONS IN ACCORDANCE WITH HEBEL POWERFLUTE INSTALLATION GUIDE THAT THE STRING & FINISHED FFL FOR THE SLAB OF THE BUILDING IS IN ACCORDANCE WITH THE ENDORSED PLANS.  
 CONCRETE PATHWAYS ARE TO BE ACCESSIBLE WALKWAYS; MAX GRADE 1:20. CONCRETE TO BE POURED OVER REBAR TO MATCH FFL OF DWELLING, TO CREATE ZERO THRESHOLD.

DOOR AND WINDOW HEAD HEIGHTS INDICATED ARE MEASURED FROM THE FLOOR LEVEL OF THE DWELLING. ALL DOOR AND WINDOW HEAD HEIGHTS INDICATED ARE NORMAL AND MAY CHANGE AT BUILDERS DISCRETION.  
 DOORS TO BE RECESSED INTO SLAB TO CREATE ZERO THRESHOLD.  
 ALL GLAZING TO COMPLY WITH AS 2047 & AS 1288.



**A NORTH ELEVATION**  
 A2.0 SCALE 1:100



**A NORTH ELEVATION**  
 A2.1 SCALE 1:100

**TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.**

CARMELO CAMILLERI  
 CB-L42487  
 THESE DRAWINGS ARE THE PROPERTY OF CARMELO CAMILLERI AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF THE PRINCIPAL.  
 THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK.

**PROPOSED NDIS HIGH PHYSICAL SUPPORT LIVING**  
 AT: No. 31 Anderson Street Bairnsdale VIC 3875  
 FOR: SDA Portfolio Pty Ltd ATF 31 Anderson Unit Trust

**HPS**  
 HIGH PHYSICAL SUPPORT HOUSING

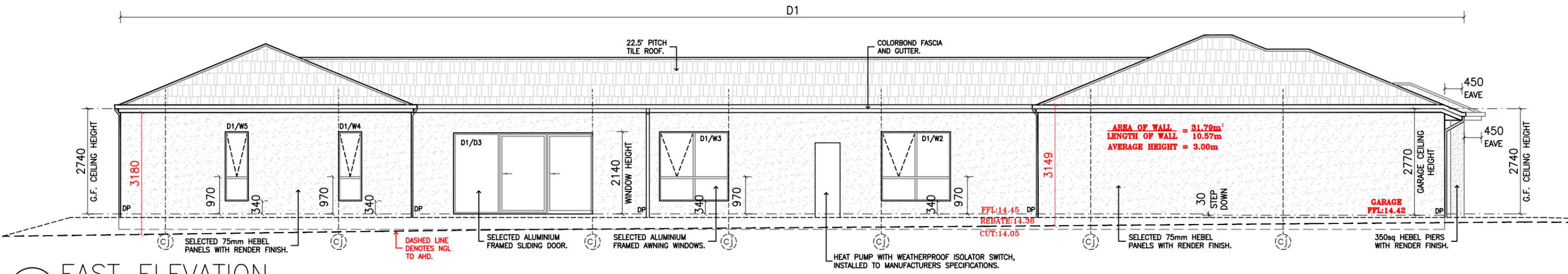
We the clients of the aforementioned property agree and approve that these drawings are the final working drawings. We are fully aware that there will be no additional changes at the request of the Client. However there is exception for any third party requirements i.e. building surveyors, developer, council etc that will alter the Working Drawings.  
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 Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
 Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: <b>ELEVATIONS</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 14 OF 26
CHECKED BY: -	SCALE: 1 : 100	REVISION: 0
JOB NUMBER: UB762		

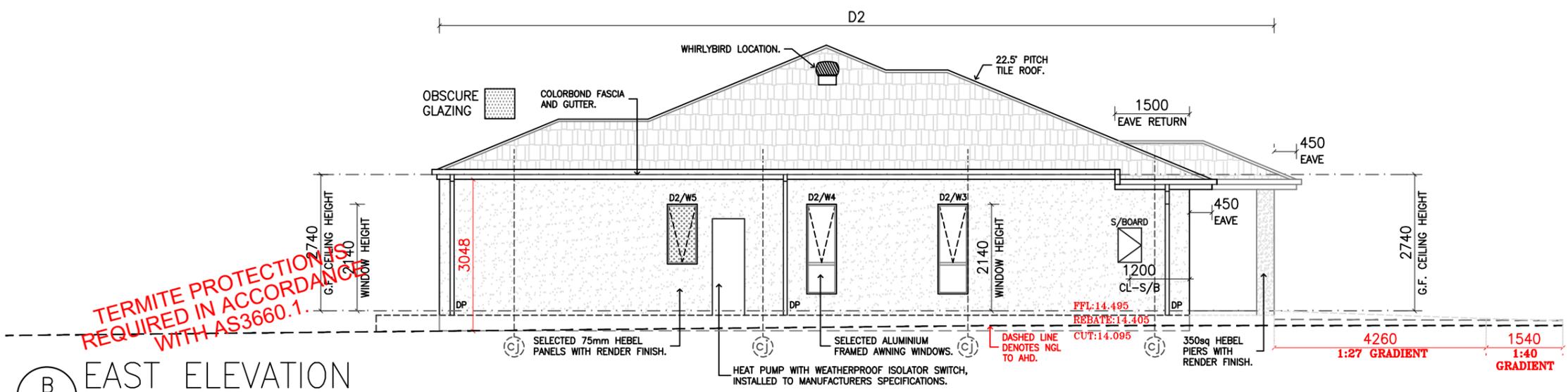
CERTIFIED BUILDING SURVEYING  
Building Permit Variation  
Building Act 1993  
(Building Regulations 2018)  
Ice Konjarski (BS-L 39384)  
Amendment Date: 08/12/2025  
BP: 5689393751672  
CERTIFIEDBUILDINGSURVEYING.COM.AU

CONCRETE PATHWAYS ARE TO BE ACCESSIBLE WALKWAYS: MAX. GRADE OVER REBATE TO MATCH FFL OF DWELLING, TO CREATE ZERO THRESHOLD.  
CONCRETE PATHWAYS ARE TO BE ACCESSIBLE WALKWAYS: MAX. GRADE OVER REBATE TO MATCH FFL OF DWELLING, TO CREATE ZERO THRESHOLD.  
CONCRETE PATHWAYS ARE TO BE ACCESSIBLE WALKWAYS: MAX. GRADE OVER REBATE TO MATCH FFL OF DWELLING, TO CREATE ZERO THRESHOLD.

DOORS TO BE RECESSED INTO SLAB TO CREATE ZERO THRESHOLD.  
ALL GLAZING TO COMPLY WITH AS 2047 & AS 1288.



**B** EAST ELEVATION  
A2.0 SCALE 1:100



**B** EAST ELEVATION  
A2.1 SCALE 1:100

CARMELO CAMILLERI  
CB-L42487  
THESE DRAWINGS ARE THE PROPERTY OF CARMELO CAMILLERI AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF THE PRINCIPAL.  
THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK.

PROPOSED NDIS  
HIGH PHYSICAL  
SUPPORT LIVING  
AT: No. 31 Anderson Street Bairnsdale  
VIC 3875  
FOR: SDA Portfolio Pty Ltd ATF 31 Anderson  
Unit Trust

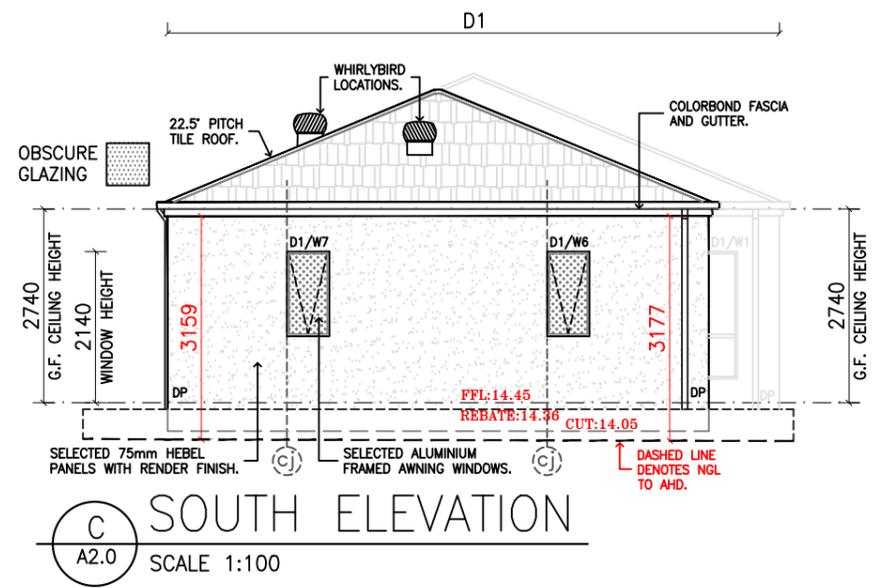
**HPS**  
HIGH PHYSICAL  
SUPPORT  
HOUSING

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Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME:  
**ELEVATIONS**

DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 15 OF 26
CHECKED BY:	SCALE: 1 : 100	REVISION: 0
JOB NUMBER: UB762	Printed 6/03/2026 Page 41 of 58	

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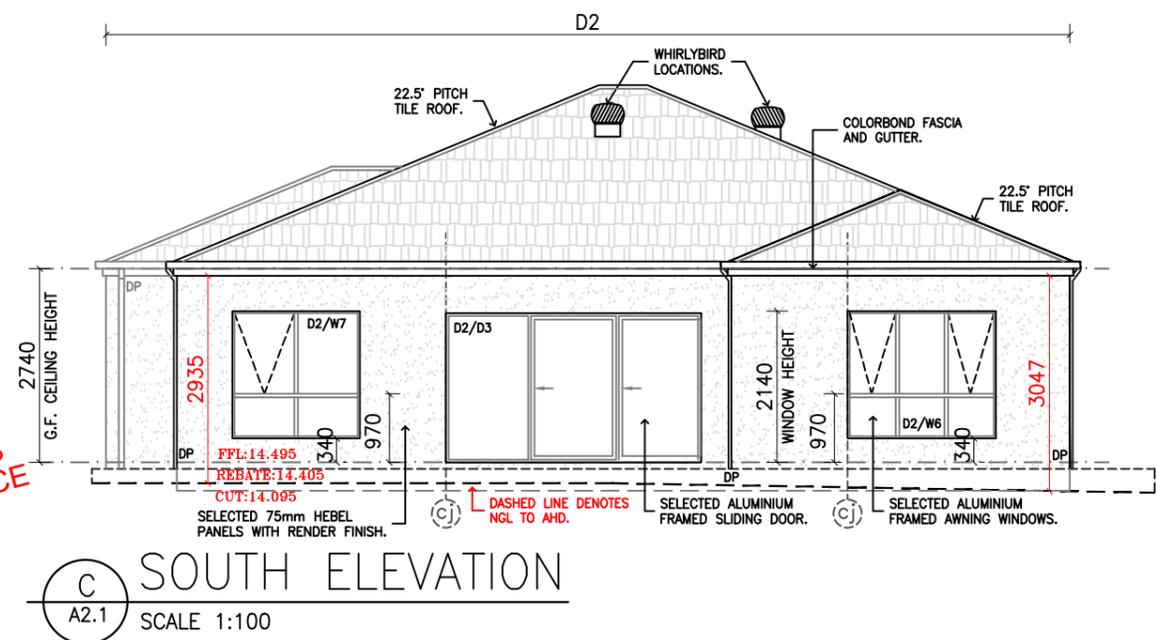


1. THE BUILDER/OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SITE CONDITIONS CHANGE IN ANY WAY COMPARED TO THE ORIGINAL PLANS/ENGINEERING.  
 2. BRICKWORK: 5000 MAX CENTERS TO COMPLY WITH BECEMENT & CONCRETE ASSOCIATION CONSTRUCTION TECHNICAL NOTE 6-3-10 AND 6-3-11.  
 3. HEBEL: TO BE POSITIONED AS PER MANUFACTURERS SPECIFICATIONS IN ACCORDANCE WITH HEBEL Power Pattern® INSTALLATION GUIDE.  
 4. ALL MECHANICAL VENTILATION TO BE VENTED TO THE EXTERIOR.  
 5. ALL EXPOSED EAVES ALONG THE BOUNDARY OR WITHIN 450MM OF THE BOUNDARY MUST ACHIEVE 60/60/60 IN ACCORDANCE WITH NCC AND MANUFACTURERS SPECS.

CONCRETE PATHWAYS ARE TO BE ACCESSIBLE WALKWAYS, MAX! GRADE  
 1:20 CONCRETE TO BE POURED OVER REBATE TO MATCH FFL OF DWELLING TO CREATE ZERO THRESHOLD.

DOORS TO BE RECESSED INTO SLAB TO CREATE ZERO THRESHOLD.  
 ALL GLAZING TO COMPLY WITH AS 2047 & AS 1288.

DOOR AND WINDOW HEAD HEIGHTS INDICATED ARE FROM THE FLOOR LEVEL OF THE DWELLING. ALL DOOR AND WINDOW HEAD HEIGHTS INDICATED ARE NORMAL AND MAY CHANGE AT BUILDERS DISCRETION.



TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.

CARMELO CAMILLERI  
 CB-L42487  
 THESE DRAWINGS ARE THE PROPERTY OF CARMELO CAMILLERI AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF THE PRINCIPAL.  
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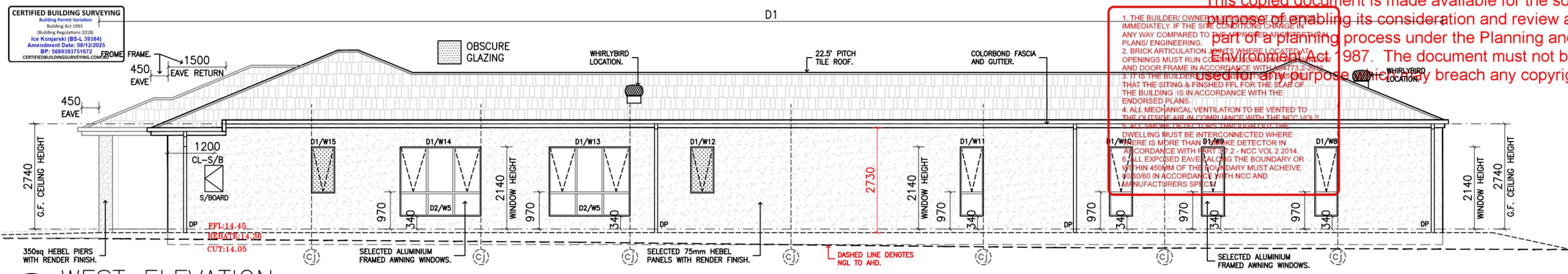
PROPOSED NDIS  
 HIGH PHYSICAL  
 SUPPORT LIVING  
 AT: No. 31 Anderson Street Bairnsdale VIC 3875  
 FOR: SDA Portfolio Pty Ltd ATF 31 Anderson Unit Trust

**HPS**  
 HIGH PHYSICAL  
 SUPPORT  
 HOUSING

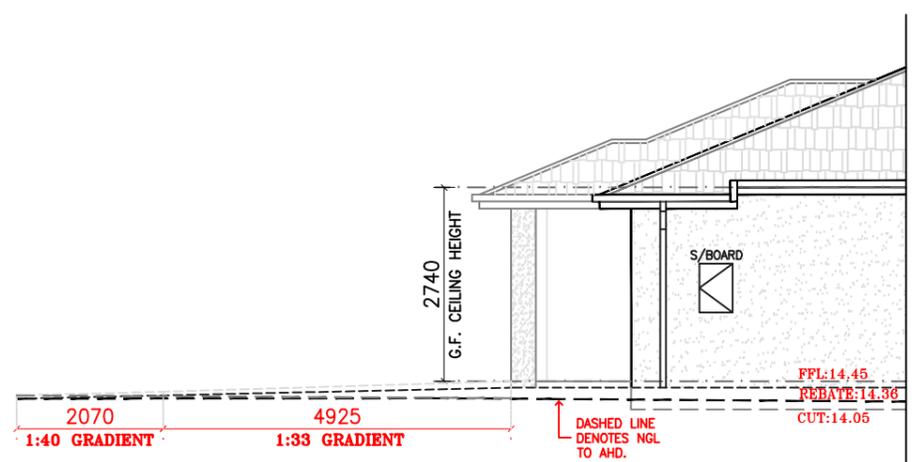
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 Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
 Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: <b>OVERALL ELEVATIONS</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 16 OF 26
CHECKED BY: -	SCALE: 1 : 100	REVISION: 0
JOB NUMBER: UB762		

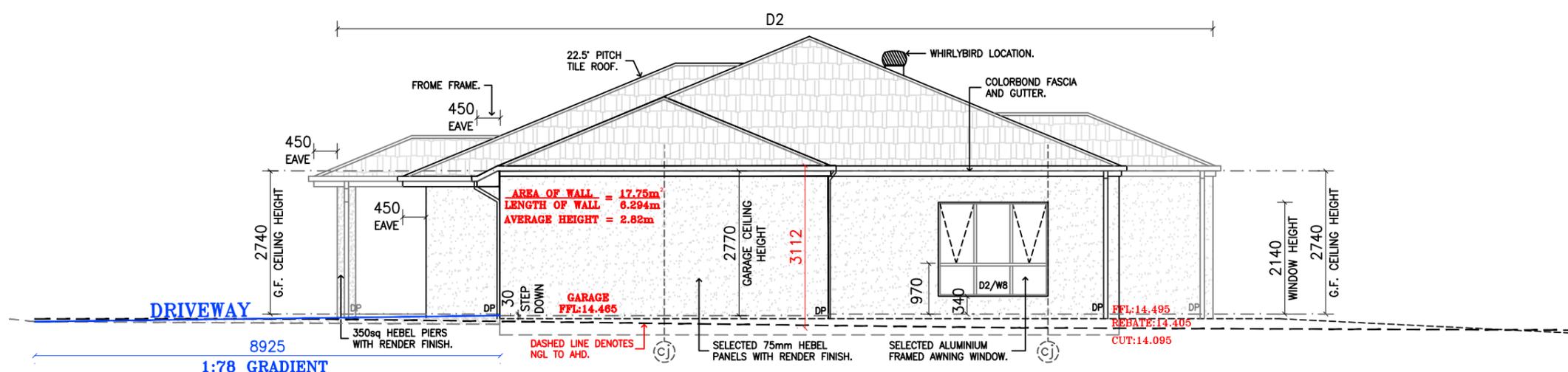
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**D WEST ELEVATION**  
A2.0 SCALE 1:100



**D WEST ELEVATION**  
A2.0 SCALE 1:100



**D WEST ELEVATION**  
A2.1 SCALE 1:100

- ⓐ DENOTES VERTICAL ARTICULATION JOINTS.
- BRICKWORK: 5000 MAX. CENTERS, TO COMPLY WITH THE CEMENT & CONCRETE ASSOCIATION CONSTRUCTION TECHNICAL NOTE 61.
- HEBEL: TO BE POSITIONED AS PER MANUFACTURERS SPECIFICATIONS IN ACCORDANCE WITH HEBEL PowerPattern® INSTALLATION GUIDE.
- CONCRETE PATHWAYS ARE TO BE ACCESSIBLE WALKWAYS; MAX. GRADE 1:20. CONCRETE TO BE POURED OVER REBATE TO MATCH FFL OF DWELLING, TO CREATE ZERO THRESHOLD.
- DOOR AND WINDOW HEAD HEIGHTS INDICATED ARE MEASURED FROM THE FLOOR LEVEL OF THE DWELLING. ALL DOOR AND WINDOW HEAD HEIGHTS INDICATED ARE NOMINAL AND MAY CHANGE AT BUILDERS DISCRETION.
- DOORS TO BE RECESSED INTO SLAB TO CREATE ZERO THRESHOLD.
- ALL GLAZING TO COMPLY WITH AS 2047 & AS 1288.

TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.

CARMELO CAMILLERI  
CB-L42487

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**PROPOSED NDIS HIGH PHYSICAL SUPPORT LIVING**

AT: No. 31 Anderson Street Bairnsdale VIC 3875

FOR: SDA Portfolio Pty Ltd ATF 31 Anderson Unit Trust

**HPS**

HIGH PHYSICAL SUPPORT HOUSING

We the clients of the aforementioned property agree and approve that these drawings are the final working drawings. We are fully aware that there will be no additional changes at the request of the Client. However there is exception for any third party requirements i.e. building surveyors, developer, council etc that will alter the Working Drawings.

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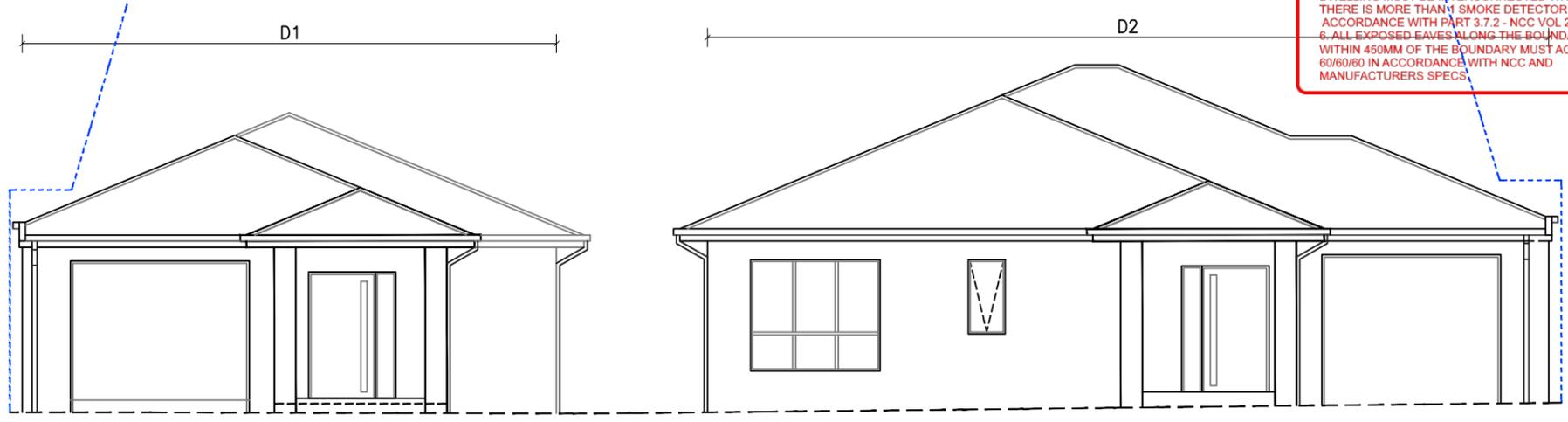
Client 1: \_\_\_\_\_ Date: \_\_\_\_\_

Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

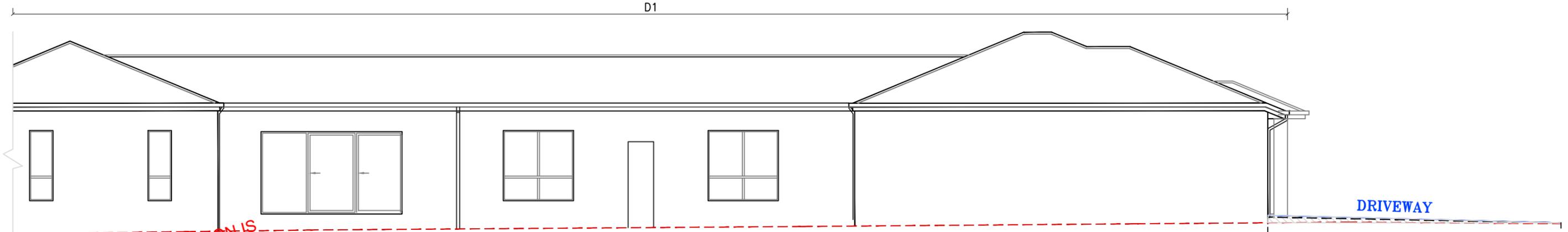
DRAWING NAME: <b>ELEVATIONS</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 17 OF 26
CHECKED BY:	SCALE: 1 : 100	REVISION: 0
JOB NUMBER: UB762		

CERTIFIED BUILDING SURVEYING  
Building Permit Variation  
Building Act 1993  
(Building Regulations 2018)  
Ice Konjarski (BS-L 39384)  
Amendment Date: 08/12/2025  
BP: 5689393751672  
CERTIFIEDBUILDINGSURVEYING.COM.AU

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1. THE BUILDER/ OWNER MUST NOTIFY THE SURVEYOR IMMEDIATELY IF THE SITE CONDITIONS CHANGE IN ANY WAY COMPARED TO THE INFORMATION PROVIDED IN PLANS/ ENGINEERING.
  2. BRICK ARTICULATION JOINTS WHERE LOCATED AT OPENINGS MUST RUN CONTINUOUSLY THROUGH THE WINDOW AND DOOR FRAME IN ACCORDANCE WITH AS4773.2-2010.
  3. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY THAT THE SITING & FINISHED FFL FOR THE SLAB OF THE BUILDING IS IN ACCORDANCE WITH THE ENDORSED PLANS.
  4. ALL MECHANICAL VENTILATION TO BE VENTED TO THE OUTSIDE AIR IN COMPLIANCE WITH THE NCC VOL.2.
  5. ALL SMOKE DETECTORS THROUGH OUT THE DWELLING MUST BE INTERCONNECTED WHERE THERE IS MORE THAN 1 SMOKE DETECTOR IN ACCORDANCE WITH PART 3.7.2 - NCC VOL 2 2014.
  6. ALL EXPOSED EAVES ALONG THE BOUNDARY OR WITHIN 450MM OF THE BOUNDARY MUST ACHIEVE 60/60/60 IN ACCORDANCE WITH NCC AND MANUFACTURERS SPECS.



A NORTH ELEVATION  
A2.0 SCALE 1:100



DRIVEWAY  
7500  
1:34 GRADIENT

B  
A2.0  
SCALE 1:100  
TERMINATE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.4

CARMELO CAMILLERI  
CB-L42487  
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PROPOSED NDIS  
HIGH PHYSICAL  
SUPPORT LIVING  
AT: No. 31 Anderson Street Bairnsdale  
VIC 3875  
FOR: SDA Portfolio Pty Ltd ATF 31 Anderson  
Unit Trust

HPS  
HIGH PHYSICAL  
SUPPORT  
HOUSING

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Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: OVERALL ELEVATIONS		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 18 OF 26
CHECKED BY: -	SCALE: 1 : 100	REVISION: 0
JOB NUMBER: UB762	Printed 6/03/2026 Page 44 of 58	

D1-WINDOW SCHEDULE											
*ALL GLAZING AS PER ENERGY REPORT											
KEY	SIZE:HxW	W1	1800x1800	W2	1800x1800	W3	1800x1800	W4	1800x600	W5	1800x600
OPENING TYPE		AWNING		AWNING		AWNING		AWNING		AWNING	
HEAD HEIGHT		2140		2140		2140		2140		2140	
GLAZING TYPE		DOUBLE GLAZE		DOUBLE GLAZE		DOUBLE GLAZE		DOUBLE GLAZE OBSCURE		DOUBLE GLAZE OBSCURE	
OPENING VIEW											
KEY	SIZE:HxW	W9	1800x600	W10	1800x600	W11	1800x600	W12	1200x600	W13	1800x2100
OPENING TYPE		AWNING		AWNING		AWNING		AWNING		AWNING	
HEAD HEIGHT		2140		2140		2140		2140		2140	
GLAZING TYPE		DOUBLE GLAZE		DOUBLE GLAZE		DOUBLE GLAZE		DOUBLE GLAZE OBSCURE		DOUBLE GLAZE OBSCURE	
OPENING VIEW											

GLASS SHALL BE SAFETY GLAZED, WHEN INSTALLED TO 450mm OF FFL. PROVIDE SOLID, NON-TRANSLUCENT CONTRASTING GLAZING STRIP, 30% LUMINANCE MIN. 75mm WIDE BETWEEN 900 & 1000mm ABOVE OF FULL WIDTH OF GLAZED AREA.

DOOR HANDLES SELECTION AND LOCATION SHALL COMPLY WITH AS1428.1 CLAUSE 4.3.3 AND LOCATION BETWEEN 900 AND 1100mm ABOVE F.F.L.

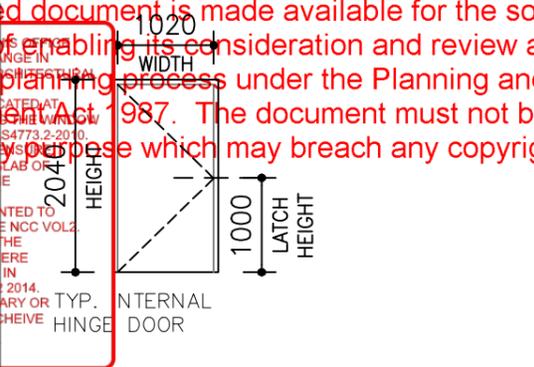
ALL DOOR FURNITURE SHALL BE ROBUST AND RESILIENT THOUGH NOT OBTRUSIVE AND IN KEEPING WITH A HOME ENVIRONMENT.

WINDOWS SHALL BE OPENABLE WINDOWS (EXCL. SLIDING LOCKABLE DOORS). STANDARD MESHED FLYSCREENS TO BE PROVIDED WITH MIN. 35mm SOLID CORE DOORS WITH SELF CLOSING DEVICE, AS PER CLAUSE C3.11 OF THE NCC VOL.1.

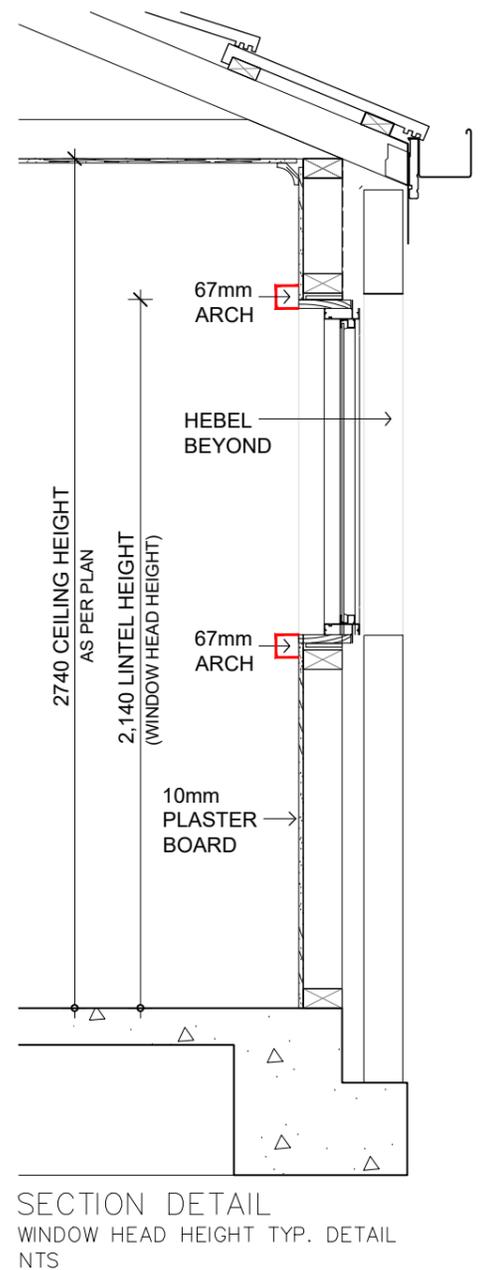
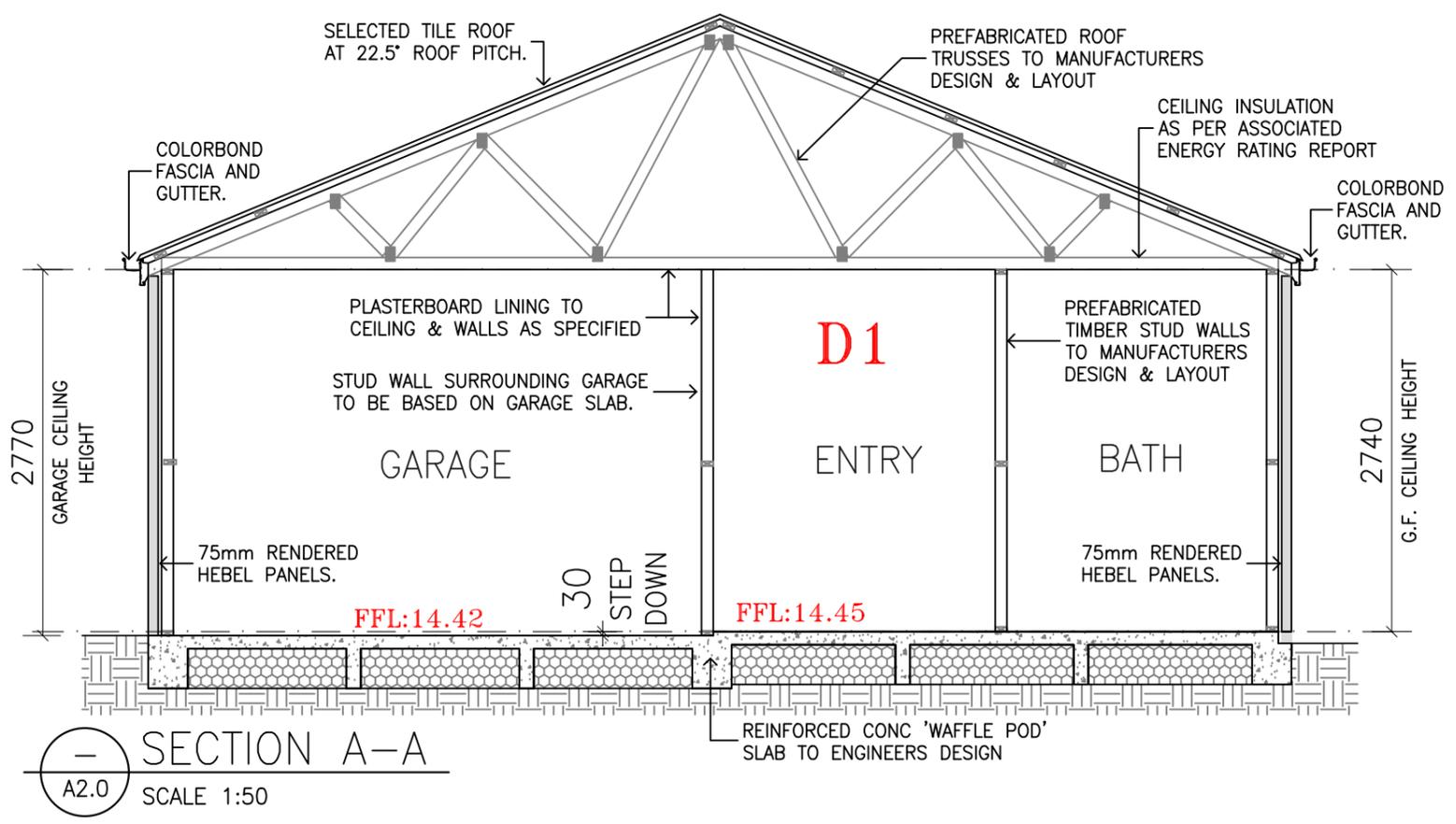
MAX. VERTICAL TOLERANCE TO DOORWAYS PERMITTED AS 3mm OR 5mm BETWEEN ABUTTING SURFACES, AS LONG AS THE LIP IS ROUNDED OR BEVELLED. DOOR HANDLES ARE TO BE INSTALLED BETWEEN 900 TO 1100mm ABOVE F.F.L.

IN PARTICIPANTS BEDROOMS, WINDOW CONTROLS SHALL BE LOCATED WITHIN EASY REACH FROM EITHER A SEATED OR STANDING POSITION (BETWEEN 600mm - 1100mm ABOVE FFL)

**PLEASE NOTE:**  
 DOOR HARDWARE IS TO BE SINGLE ACTION LEVER TYPE WHICH CAN BE OPENABLE FROM THE SIDE SEEKING EGRESS, IN ACCORDANCE WITH CLAUSE D2.28 OF NCC VOL.1.



D1-DOOR SCHEDULE		*ALL GLAZING AS PER ENERGY REPORT	
KEY	SIZE:HxW	D1	2040x1020x330
PROFILE		D2	2250x2900
GLAZING TYPE			CLEAR
OPENING VIEW			
KEY	SIZE:HxW	D3	2110x3610
PROFILE			ALUMINIUM STACKER DOOR
GLAZING TYPE			CLEAR
OPENING VIEW			



CARMELO CAMILLERI  
 CB-L42487  
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**PROPOSED NDIS HIGH PHYSICAL SUPPORT LIVING**  
 AT: No. 31 Anderson Street Bairnsdale VIC 3875  
 FOR: SDA Portfolio Pty Ltd ATF 31 Anderson Unit Trust

**HPS**  
 HIGH PHYSICAL SUPPORT HOUSING

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Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
 Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: **DETAILS & SECTION A-A**  
 DRAWN BY: \_\_\_\_\_ DATE: 08.12.2025 SHEET: 19 OF 26  
 CHECKED BY: \_\_\_\_\_ SCALE: 1 : 50 REVISION: 0  
 JOB NUMBER: UB762  
 Printed 6/03/2026  
 Page 45 of 58

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D1-WINDOW SCHEDULE		*ALL GLAZING AS PER ENERGY REPORT							
KEY	SIZE:HxW	W1	1200x600	W2	1800x2100	W3	1800x600	W4	1800x600
OPENING TYPE		AWNING		AWNING		AWNING		AWNING	
HEAD HEIGHT		2140		2140		2140		2140	
GLAZING TYPE		DOUBLE GLAZE OBSCURE		DOUBLE GLAZE		DOUBLE GLAZE		DOUBLE GLAZE	
OPENING VIEW									
KEY	SIZE:HxW	W5	1200x600	W6	1800x2100	W7	1800x1800	W8	1800x2100
OPENING TYPE		AWNING		AWNING		AWNING		AWNING	
HEAD HEIGHT		2140		2140		2140		2140	
GLAZING TYPE		DOUBLE GLAZE OBSCURE		DOUBLE GLAZE		DOUBLE GLAZE		DOUBLE GLAZE OBSCURE	
OPENING VIEW									

GLASS SHALL BE SAFETY GLAZED, WHEN WITHIN 450mm OF FFL. PROVIDE SOLID NON-TRANSLUCENT CONTRASTING GLAZING STRIP, 30% LUMINANCE MIN. 75mm WIDE BETWEEN 900 & 1000mm ABOVE F.F.L. FOR FULL WIDTH OF GLAZED AREA.

DOOR HANDLES SELECTION AND LOCATION SHALL COMPLY WITH AS1428.1 CLAUSE 13.5 AND LOCATED BETWEEN 900 AND 1100mm ABOVE F.F.L.

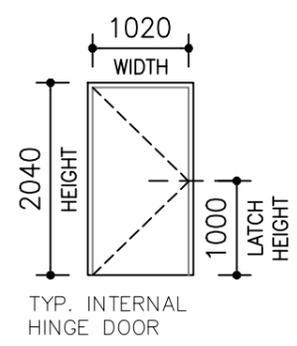
ALL DOOR FURNITURE SHALL BE ROBUST AND RESILIENT THOUGH NOT OBTRUSIVE AND IN KEEPING WITH A HOME ENVIRONMENT.

WINDOWS SHALL BE STANDARD MESHED FLYSCREENS TO LOCKABLE. (EXCL. SLIDING DOORS).

ENTRY DOORS ARE TO BE PROVIDED WITH MIN. 35mm SOLID CORE DOORS WITH SELF CLOSING DEVICE, AS PER CLAUSE C3.11 OF THE NCC VOL.1.

MAX. VERTICAL TOLERANCE TO DOORWAYS PERMITTED AS 3mm OR 5mm BETWEEN ABUTTING SURFACES, AS LONG AS THE LIP IS ROUNDED OR BEVELLED. DOOR HANDLES ARE TO BE INSTALLED BETWEEN 900 TO 1100mm ABOVE F.F.L.

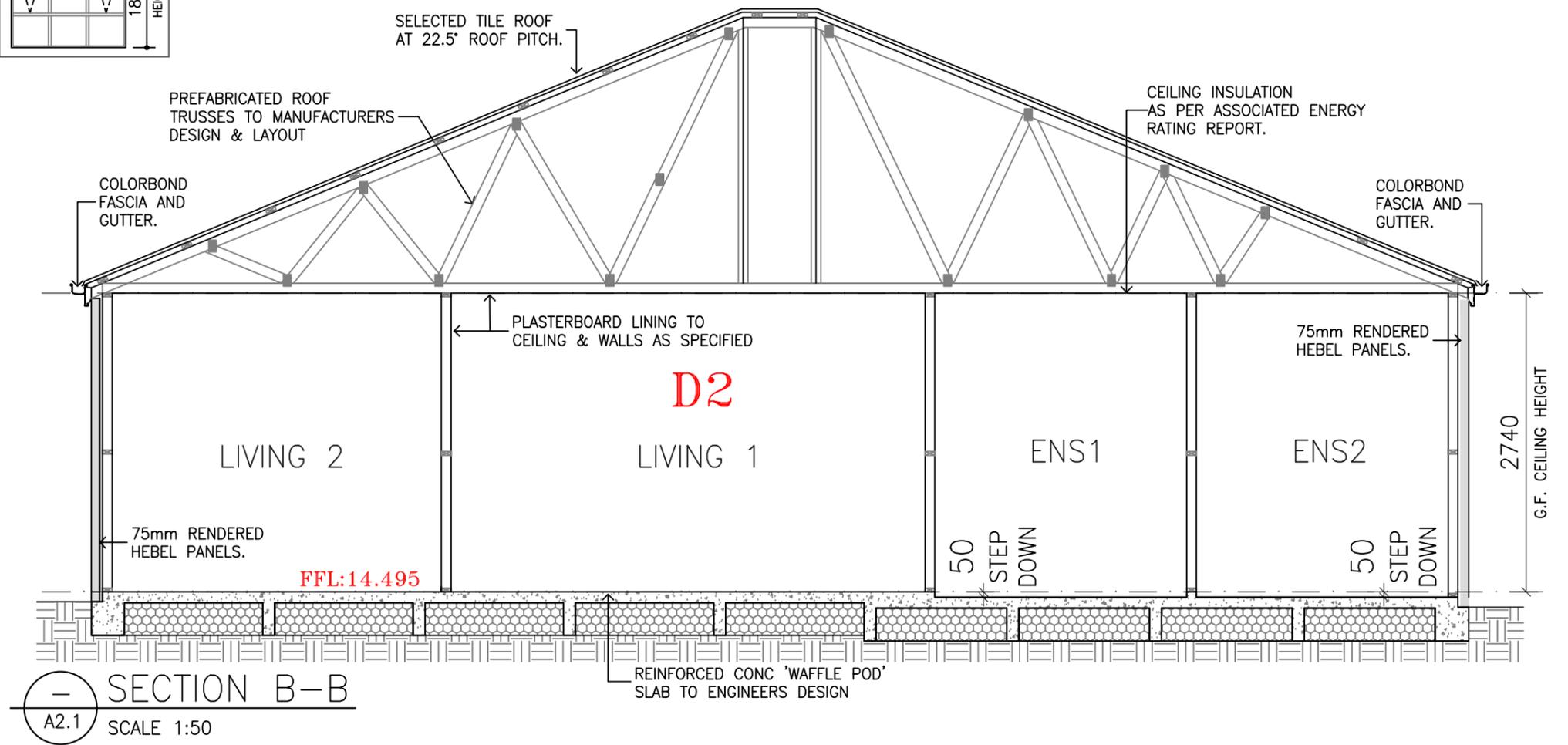
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**PLEASE NOTE:**  
DOOR HARDWARE IS TO BE SINGLE ACTION LEVER TYPE WHICH CAN BE OPENABLE FROM THE SIDE SEEKING EGRESS, IN ACCORDANCE WITH CLAUSE D2.28 OF NCC VOL.1.

1. THE BUILDER/ OWNER MUST NOTIFY THE LOCAL COUNCIL IMMEDIATELY IF THE SITE CONDITIONS CHANGE IN ANY WAY COMPARED TO THE APPROVED ARCHITECTURAL PLANS/ ENGINEERING.
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5. ALL SMOKE DETECTORS THROUGH OUT THE DWELLING MUST BE INTERCONNECTED WHERE THERE IS MORE THAN 1 SMOKE DETECTOR IN ACCORDANCE WITH PART 3.7.2 - NCC VOL.2 2014.
6. ALL EXPOSED EAVES ALONG THE BOUNDARY OR WITHIN 450MM OF THE BOUNDARY MUST ACHIEVE 60/60/60 IN ACCORDANCE WITH NCC AND MANUFACTURERS SPECS.

D2-DOOR SCHEDULE		*ALL GLAZING AS PER ENERGY REPORT			
KEY	SIZE:HxW	D1	2250x2900	D2	2040x1020x330
PROFILE		PANEL LIFT		TIMBER HINGE	
GLAZING TYPE		CLEAR			
OPENING VIEW					
KEY	SIZE:HxW	D3	2110x3610		
PROFILE		ALUMINIUM SLIDING			
GLAZING TYPE		CLEAR			
OPENING VIEW					



SECTION B-B  
SCALE 1:50

CARMELO CAMILLERI  
CB-L42487  
THESE DRAWINGS ARE THE PROPERTY OF CARMELO CAMILLERI AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF THE PRINCIPAL.  
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PROPOSED NDIS  
HIGH PHYSICAL  
SUPPORT LIVING  
AT: No. 31 Anderson Street Bairnsdale VIC 3875  
FOR: SDA Portfolio Pty Ltd ATF 31 Anderson Unit Trust

**HPS**  
HIGH PHYSICAL  
SUPPORT  
HOUSING

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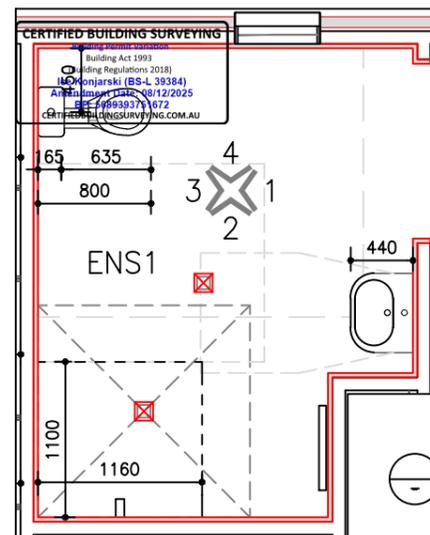
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Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

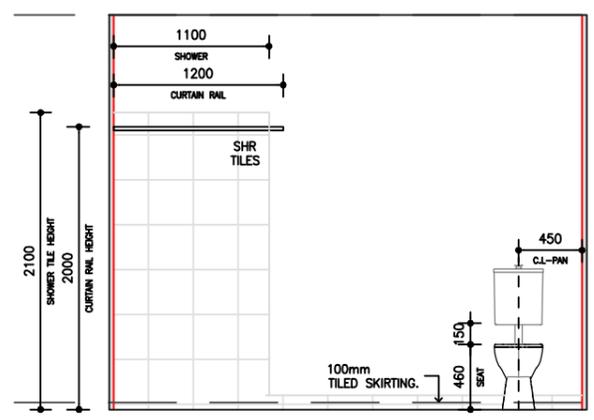
DRAWING NAME: SECTION B-B & DETAILS  
DRAWN BY: B.O.B. DATE: 08.12.2025 SHEET: 20 OF 26  
CHECKED BY: \_\_\_\_\_ SCALE: 1 : 50 REVISION: 0  
JOB NUMBER: UB762  
Printed 6/03/2026  
Page 46 of 58



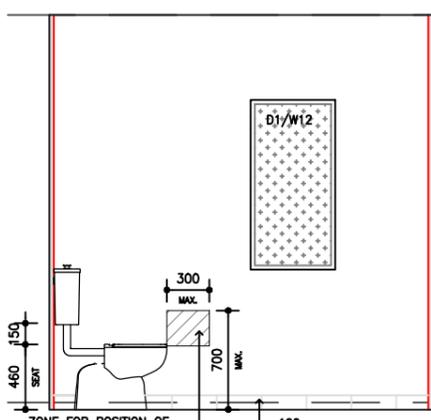
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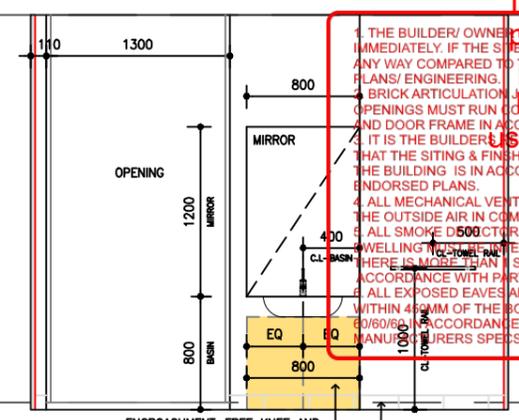
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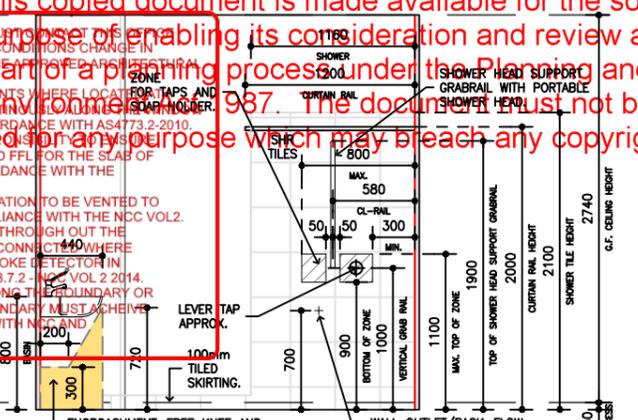
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SCALE 1:50



02-ENS1 ELEV  
SCALE 1:50



03-ENS1 ELEV  
SCALE 1:50



04-ENS1 ELEV  
SCALE 1:50

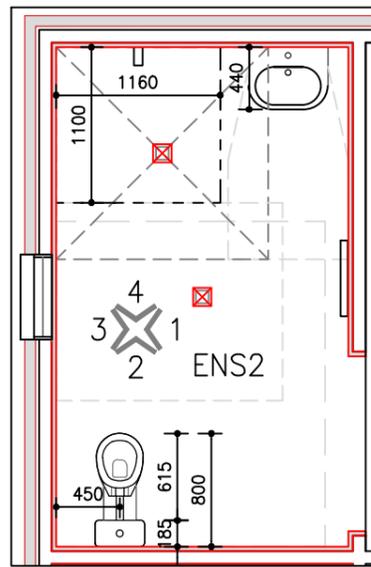
ALL INTERNAL ELEVATION DIMENSIONS ARE INDICATIVE AND DO NOT INCLUDE TILE FINISHES. WINDOW LOCATIONS MAY VARY.  
  
THE PATTERNED HATCH SHOWN DOES NOT INDICATE LAYOUT OR DIRECTION OF FINISH.

WALL ADJACENT TO PAN TO BE PROVIDED WITH MIN. 600mm CLEAR REINFORCED WALL SPACE (INCL. WINDOWS) IMMEDIATELY FORWARD OF THE PAN (FOR FUTURE PROOFING IF GRABRAILS ARE REQUIRED)

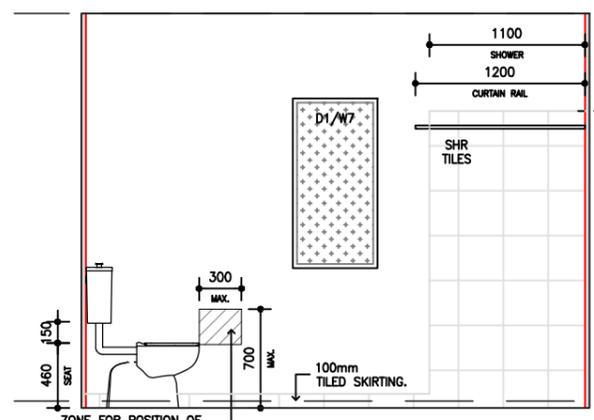
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SENSOR TYPE OR LEVER STYLE TAPWARE SHALL BE PROVIDED TO COMPLY WITH AS1428.1 AND LOCATED SUCH THAT THE OPERABLE PART OF LEVER TAP HANDLE AND WATER SOURCE ARE WITHIN 300mm FROM EDGE OF HAND WASH BASIN.

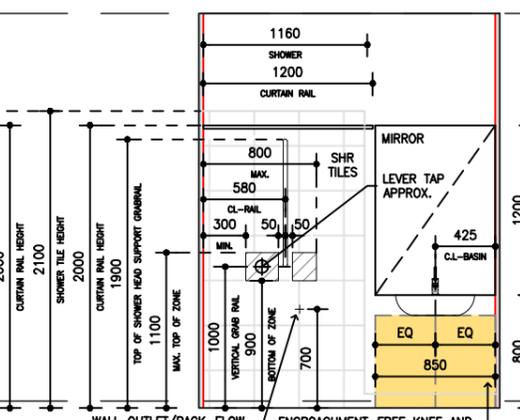
DENOTES INTERNAL WALLS TO PARTICIPANT ENSUITES HAVING MINIMUM 12mm THICK PLYWOOD OR COMPRESSED FIBRE CEMENT TO A MINIMUM HEIGHT OF 2100mm ABOVE FFL.



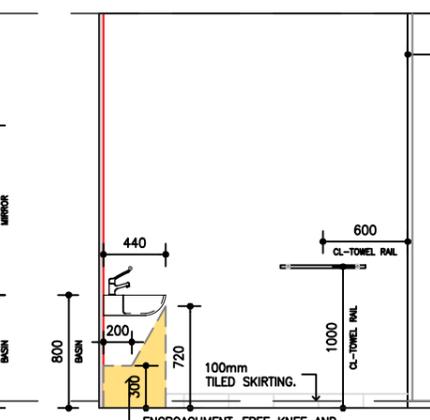
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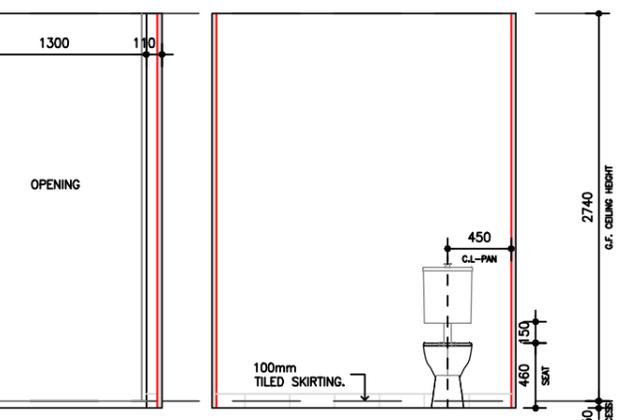
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SCALE 1:50



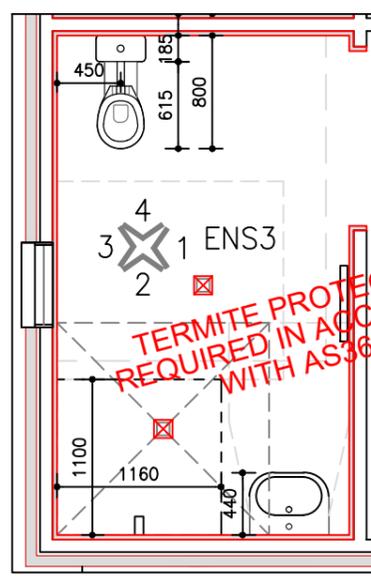
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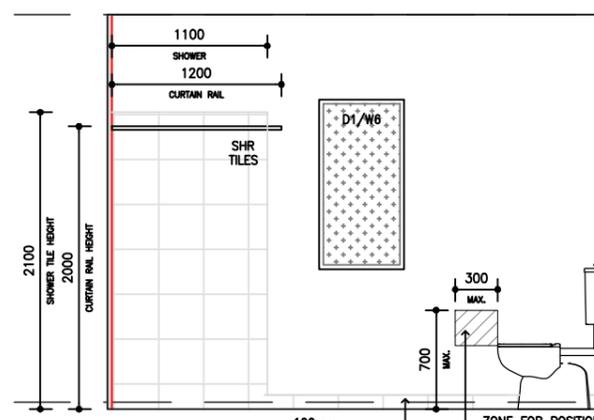
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SCALE 1:50



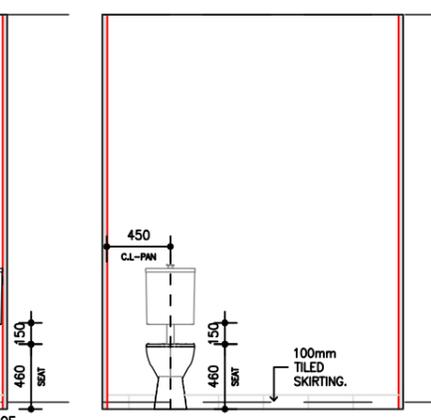
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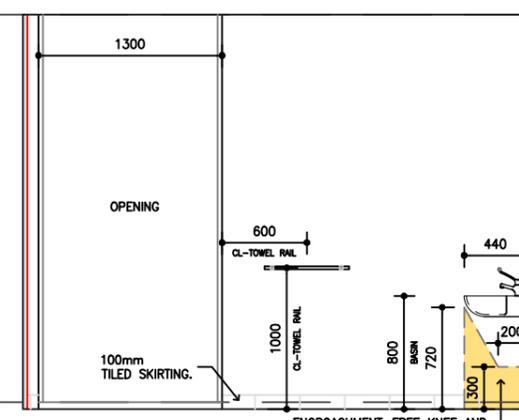
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Scale: 1:50



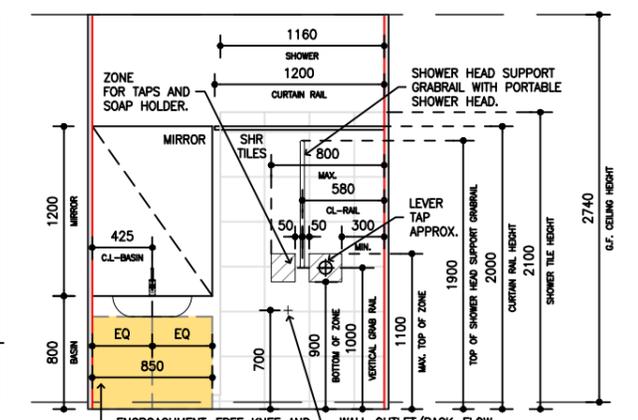
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SCALE 1:50



02-ENS3 ELEV  
SCALE 1:50



03-ENS3 ELEV  
SCALE 1:50



04-ENS3 ELEV  
SCALE 1:50

TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.

CARMELO CAMILLERI  
CB-L42487  
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PROPOSED NDIS  
HIGH PHYSICAL  
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AT: No. 31 Anderson Street Bairnsdale VIC 3875  
  
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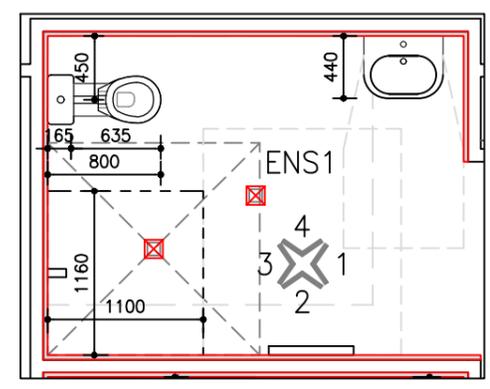
DRAWING NAME: INTERNAL ELEVATIONS - D1  
DRAWN BY: B.O.B. DATE: 08.12.2025 SHEET: 22 OF 26  
CHECKED BY: \_\_\_\_\_ SCALE: 1:50 REVISION: 0  
JOB NUMBER: UB762  
Printed 6/03/2026  
Page 48 of 58



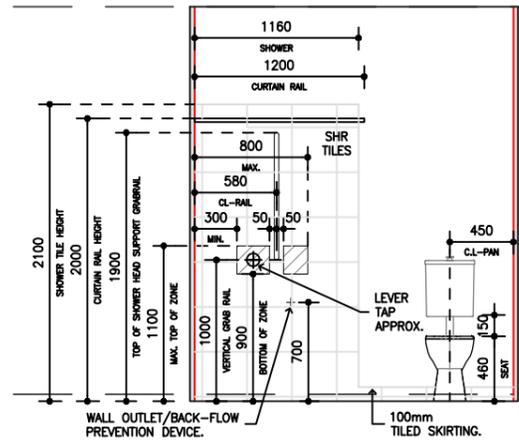
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CERTIFIED BUILDING SURVEYING  
Building Act 1993  
(Building Regulations 2018)  
Ice Konjarski (BS-L 39384)  
Amendment Date: 08/12/2025  
BP: 5689393751672  
CERTIFIEDBUILDINGSURVEYING.COM.AU

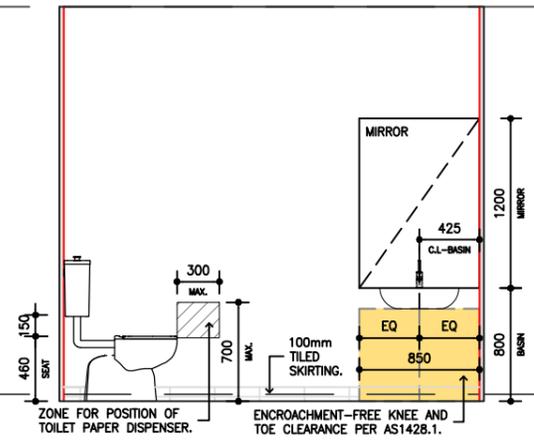
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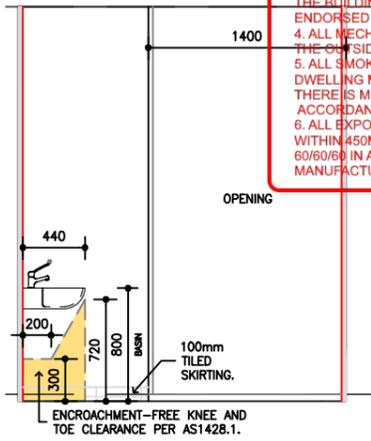
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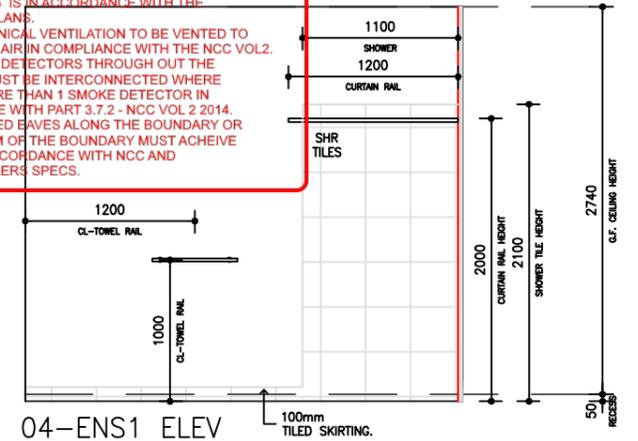
01-ENS1 ELEV  
SCALE 1:50



02-ENS1 ELEV  
SCALE 1:50



03-ENS1 ELEV  
SCALE 1:50



04-ENS1 ELEV  
SCALE 1:50

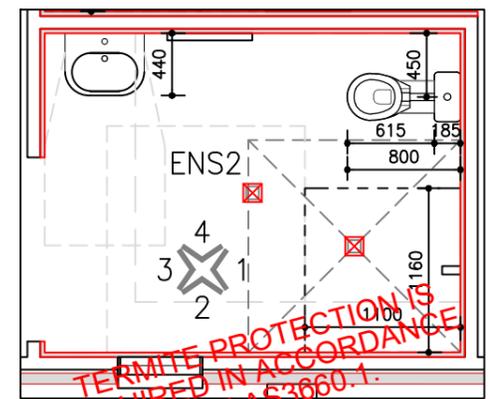
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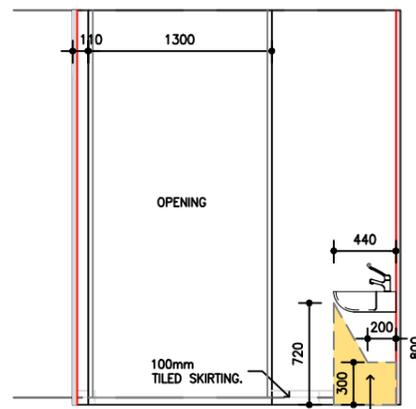
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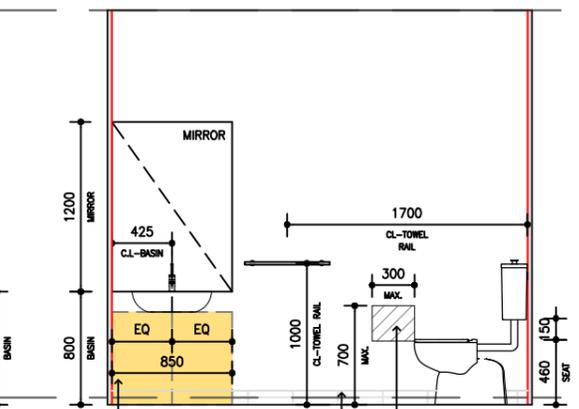


ENS2 PLAN  
Scale: 1:50

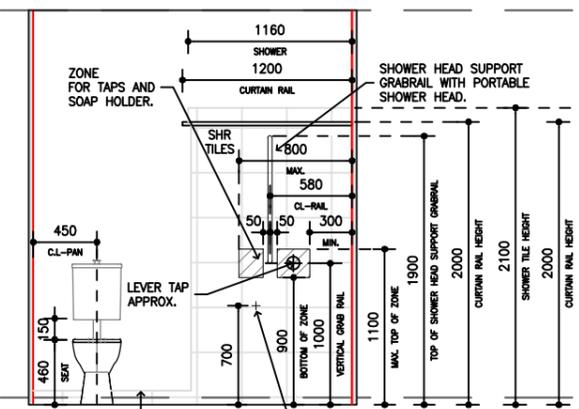
TERMITE PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.



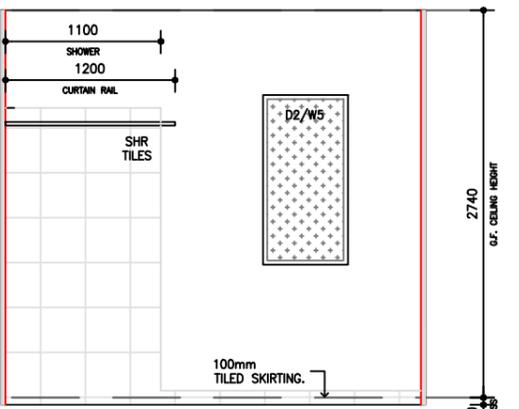
01-ENS2 ELEV  
SCALE 1:50



02-ENS2 ELEV  
SCALE 1:50



03-ENS2 ELEV  
SCALE 1:50



04-ENS2 ELEV  
SCALE 1:50

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HIGH PHYSICAL  
SUPPORT LIVING  
  
AT: No. 31 Anderson Street Bairnsdale  
VIC 3875  
  
FOR: SDA Portfolio Pty Ltd ATF 31 Anderson  
Unit Trust

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HIGH PHYSICAL  
SUPPORT  
HOUSING

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Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: **INTERNAL ELEVATIONS - D2**

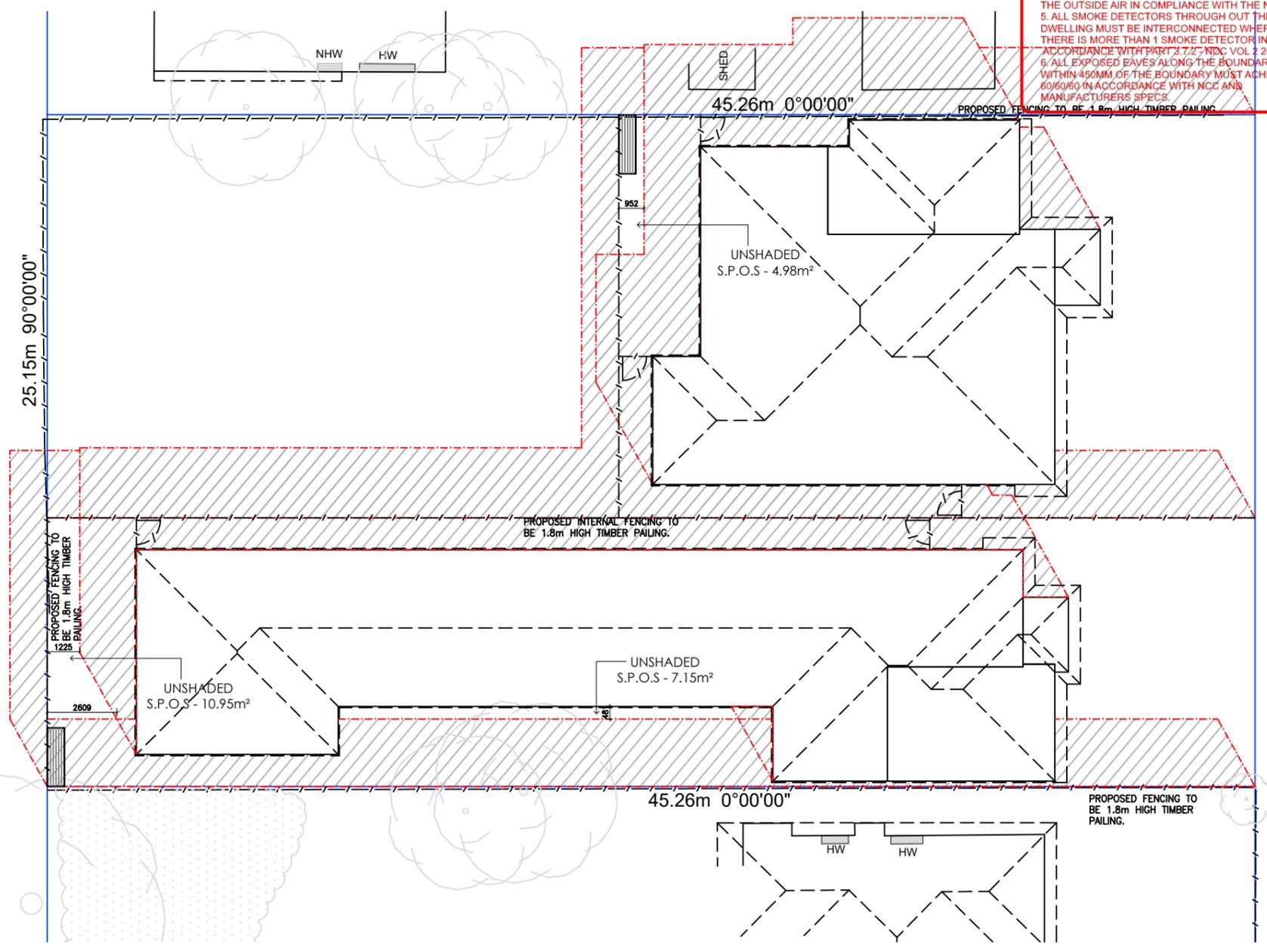
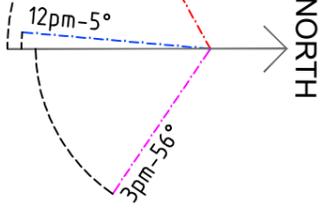
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 24 OF 26
CHECKED BY: _____	SCALE: 1:50	REVISION: 0
JOB NUMBER: UB762	Printed 6/03/2026 Page 50 of 58	





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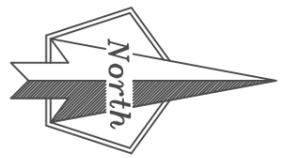
CERTIFIED BUILDING SURVEYING  
Building Act 2006  
Building Regulations 2006  
Ice Konjarski (BS-L-39384)  
Amendment Date: 08/12/2025  
BP: 5689393751673  
CERTIFIEDBUILDINGSURVEYING.COM.AU



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9am SHADOW - SEPTEMBER 22  
SCALE 1:200



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AT: No. 31 Anderson Street Bairnsdale  
VIC 3875  
FOR: SDA Portfolio Pty Ltd ATF 31 Anderson  
Unit Trust

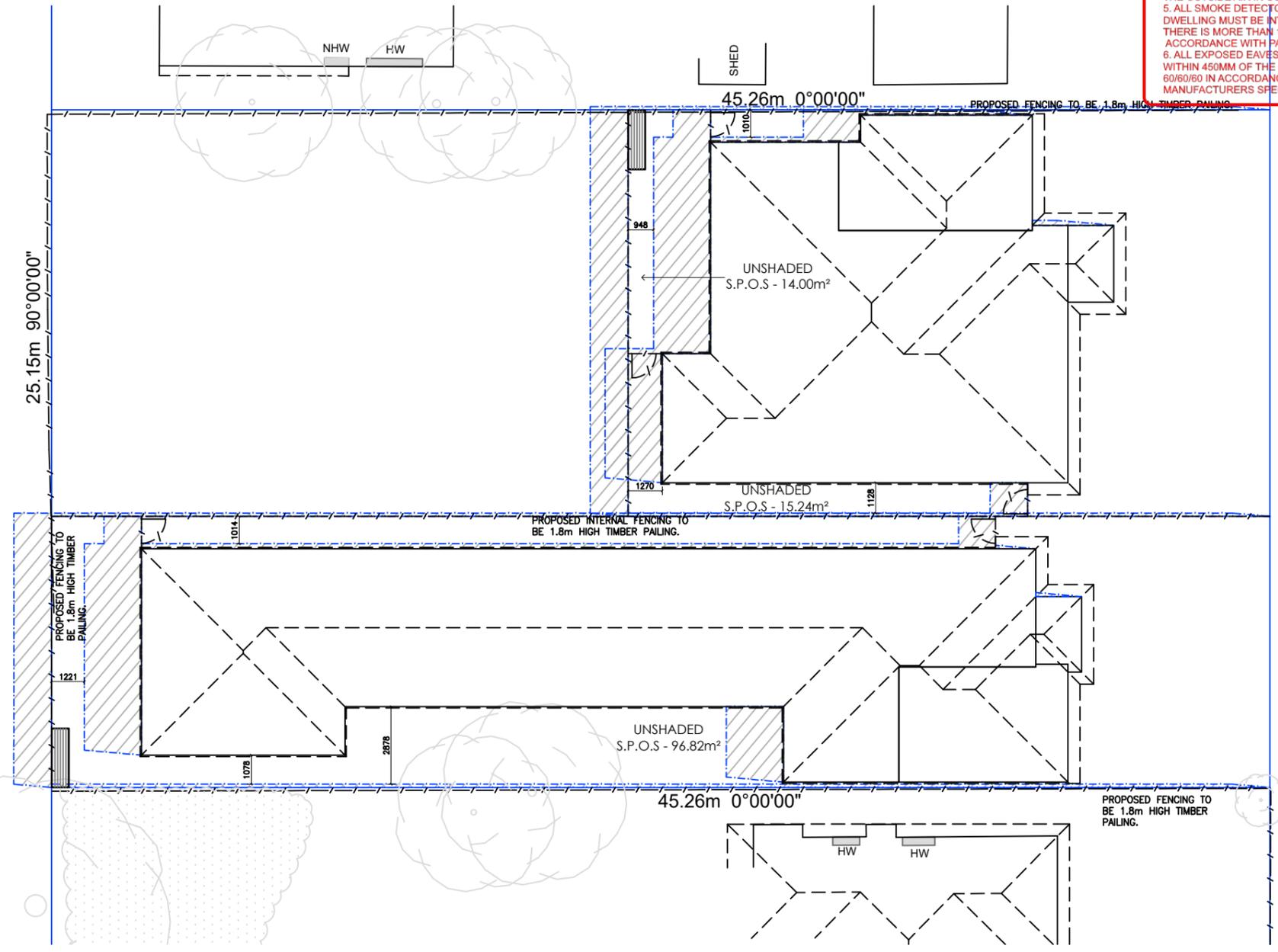
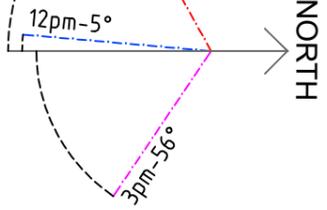
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Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: <b>9am SHADOWS</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 1 OF 3
CHECKED BY: -	SCALE: 1 : 150	REVISION: 0
JOB NUMBER: UB762	TP01	

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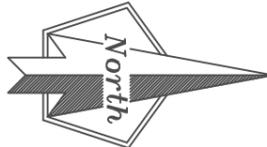
CERTIFIED BUILDING SURVEYING  
Building Act 2010  
(Building Regulations, Code of Practice)  
Ice Konjarski (BS-L-38384)  
Amendment Date: 08/12/2025  
BP: 5689393751678  
CERTIFIEDBUILDINGSURVEYING.COM.AU



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12pm SHADOW - SEPTEMBER 22  
SCALE 1:200



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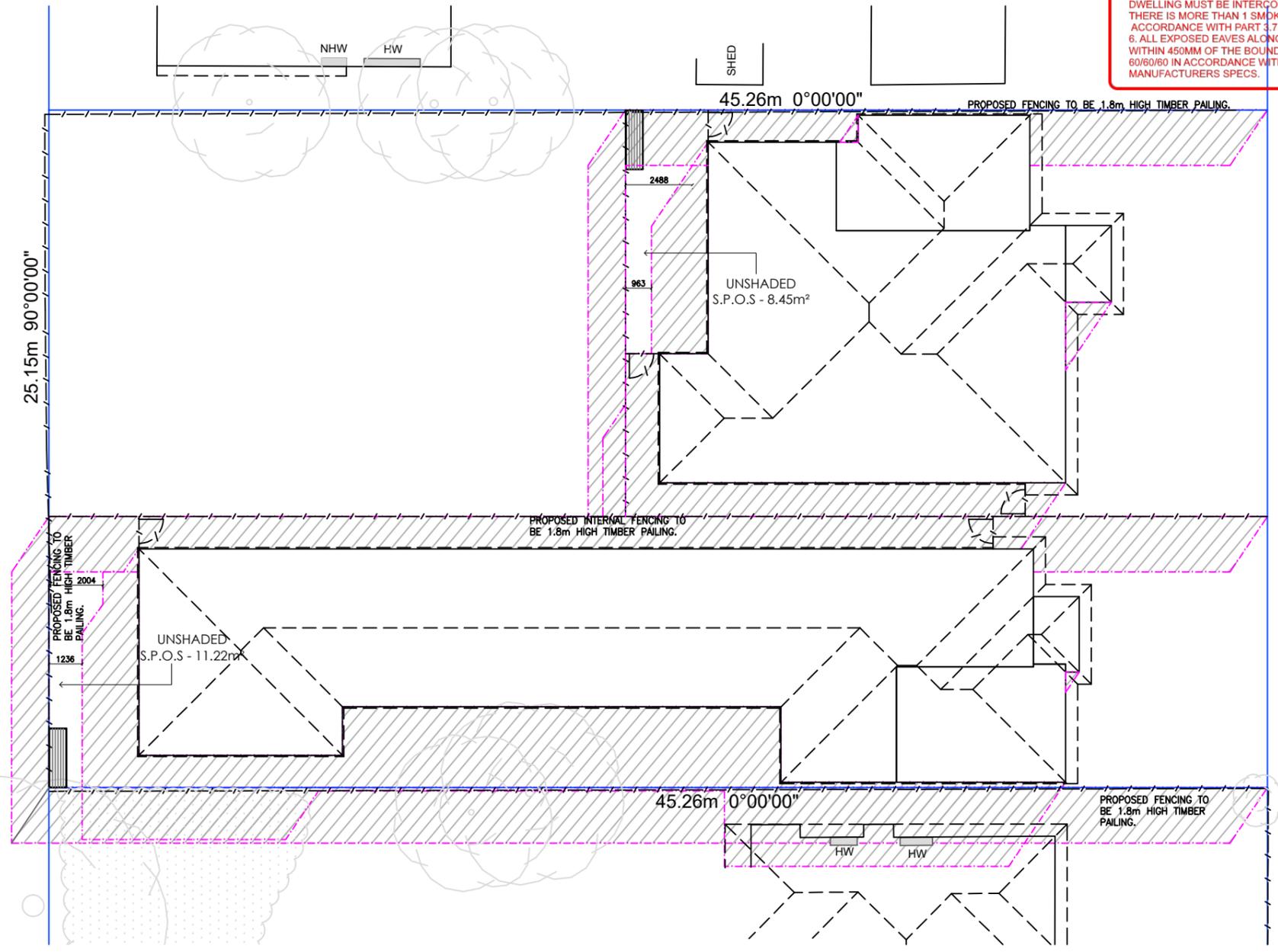
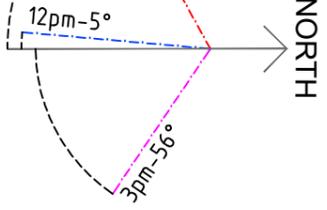
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HOUSING

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Prior to your colour selection appointment you will be contacted by our office in due course to attend such appointment to choose your colours, fixtures and fittings and internal and external materials. On the day of appointment Unique Build will not allow any further changes to the Working Drawings other than the aforementioned exceptions.  
Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: <b>12pm SHADOWS</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 2 OF 3
CHECKED BY: -	SCALE: 1 : 200	REVISION: 0
JOB NUMBER: UB762	Printed 6/03/2026 Page 54 of 58	

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CERTIFIED BUILDING SURVEYING  
Building Act 2006  
Building Regulations 2006  
Ice Konjarski (BS-1-39384)  
Amendment Date: 08/12/2025  
BP: 5689393751673  
CERTIFIEDBUILDINGSURVEYING.COM.AU



1. THE BUILDER/ OWNER MUST NOTIFY THE COUNCIL IMMEDIATELY IF THE SITE CONDITIONS CHANGE IN ANY WAY COMPARED TO THE INFORMATION PROVIDED IN PLANS/ ENGINEERING.
2. BRICK ARTICULATION JOINTS WHERE LOCATED AT OPENINGS MUST RUN CONTINUOUSLY THROUGH THE WINDOW AND DOOR FRAME IN ACCORDANCE WITH AS4773.2-2010.
3. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT THE SITING & FINISHED FFL FOR THE SLAB OF THE BUILDING IS IN ACCORDANCE WITH THE ENDORSED PLANS.
4. ALL MECHANICAL VENTILATION TO BE VENTED TO THE OUTSIDE AIR IN COMPLIANCE WITH THE NCC VOL.2.
5. ALL SMOKE DETECTORS THROUGH OUT THE DWELLING MUST BE INTERCONNECTED WHERE THERE IS MORE THAN 1 SMOKE DETECTOR IN ACCORDANCE WITH PART 3.7.2 - NCC VOL 2 2014.
6. ALL EXPOSED EAVES ALONG THE BOUNDARY OR WITHIN 450MM OF THE BOUNDARY MUST ACHIEVE 60/60/60 IN ACCORDANCE WITH NCC AND MANUFACTURERS SPECS.

**PERMITS PROTECTION IS REQUIRED IN ACCORDANCE WITH AS3660.1.**

**3pm SHADOW - SEPTEMBER 22**  
SCALE 1:200

### SHADOW DIAGRAMS

SCALE 1:200

CARMELO CAMILLERI  
CB-L42487  
THESE DRAWINGS ARE THE PROPERTY OF CARMELO CAMILLERI AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF THE PRINCIPAL.  
THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK.

**PROPOSED NDIS HIGH PHYSICAL SUPPORT LIVING**  
AT: No. 31 Anderson Street Bairnsdale VIC 3875  
FOR: SDA Portfolio Pty Ltd ATF 31 Anderson Unit Trust

**HPS**  
HIGH PHYSICAL SUPPORT HOUSING

We the clients of the aforementioned property agree and approve that these drawings are the final working drawings. We are fully aware that there will be no additional changes at the request of the Client. However there is exception for any third party requirements i.e. building surveyors, developer, council etc that will alter the Working Drawings.

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Client 1: \_\_\_\_\_ Date: \_\_\_\_\_  
Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWING NAME: <b>3pm SHADOWS</b>		
DRAWN BY: B.O.B.	DATE: 08.12.2025	SHEET: 3 OF 3
CHECKED BY: -	SCALE: 1 : 200	REVISION: 0
JOB NUMBER: UB762   TP01		

**Printed 6/03/2026**  
**Page 55 of 58**

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**PLAN OF SUBDIVISION**

LRS USE ONLY

**EDITION 1**

PLAN NUMBER **PS 931557 F**

LOCATION OF LAND

COUNCIL CERTIFICATION AND ENDORSEMENT

PARISH: Bairnsdale  
 TOWNSHIP: Bairnsdale  
 SECTION: 42 (Part)  
 CROWN ALLOTMENT:  
 CROWN PORTION:  
 TITLE REFERENCES: Vol. 7666 Fol. 149  
 LAST PLAN REFERENCE/S: TP 598613N Lot 2 & 3  
 POSTAL ADDRESS: 31 Anderson Street,  
 (At time of subdivision) Bairnsdale, 3875.  
 MGA-2020 Co-ordinates E 553915 ZONE: 55  
 (of approx centre of N 5813090  
 land in plan)

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Nil	Nil

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY  
 STAGING: This is not a staged subdivision.  
 The land being subdivided is shown enclosed by thick continuous lines.  
 SURVEY: THIS PLAN IS BASED ON SURVEY  
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) - PM 202 & PM 293

EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of

REF **17787**

ORIGINAL SHEET SIZE A3

SHEET 1 OF 2 SHEETS

**jRE**Edwards  
 LAND SURVEYORS  
 59 Fletcher Street, Essendon, 3040  
 Ph: 9370 2209  
 Email: jredwardslandsurveyors@gmail.com  
 Web: www.jredwardslandsurveyors.com.au



LICENSED SURVEYOR David Sidley VERSION 2

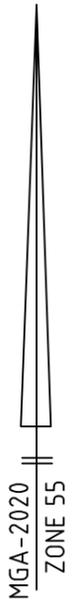
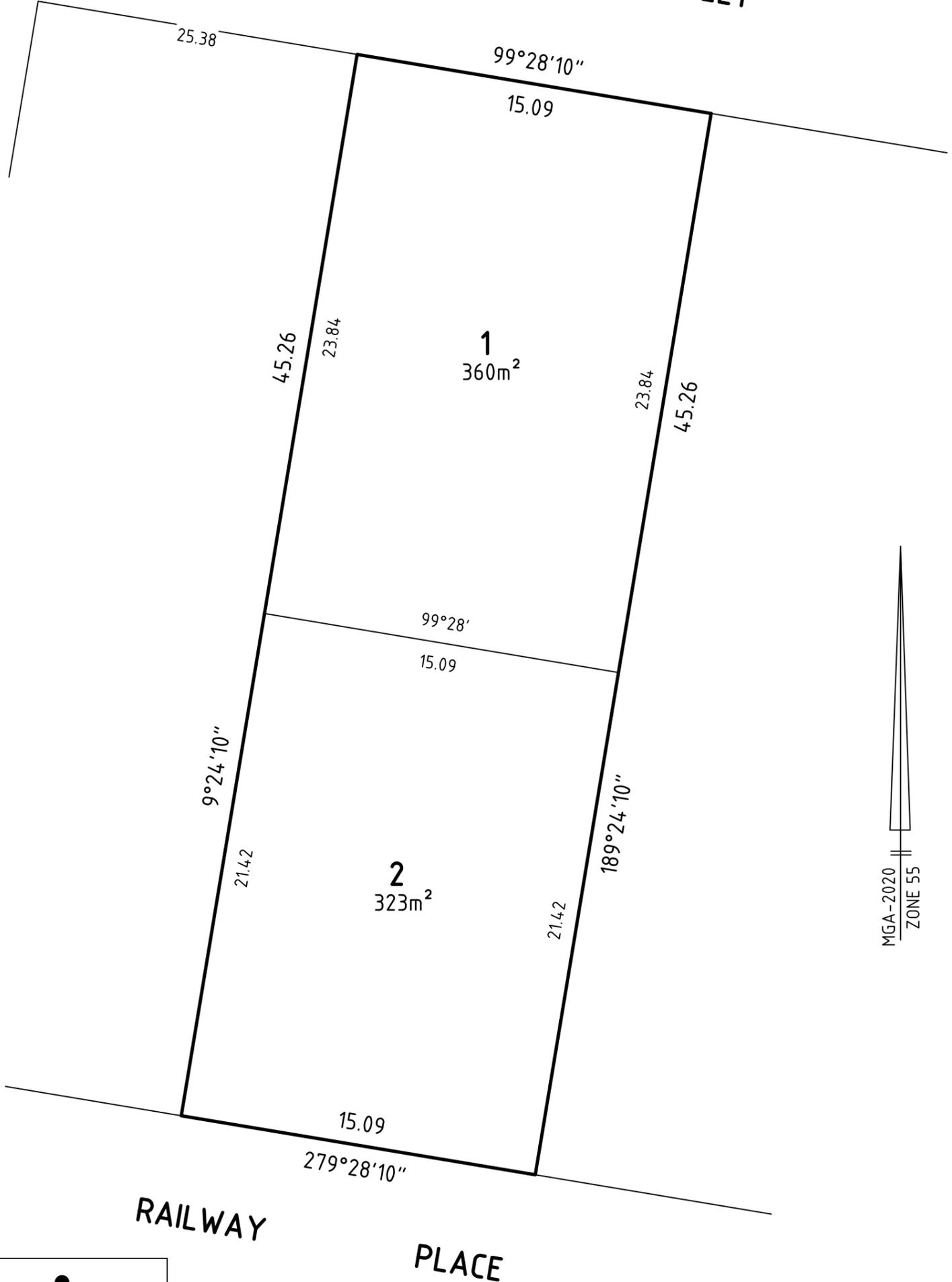
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# PLAN OF SUBDIVISION

## PS 931557 F

GOULD STREET

ANDERSON STREET



RAILWAY PLACE

**jRE** Edwards  
 LAND SURVEYORS  
 59 Fletcher Street, Essendon, 3040  
 Ph: 9370 2209  
 Email: jredwardslandsurveyors@gmail.com  
 Web: www.jredwardslandsurveyors.com.au

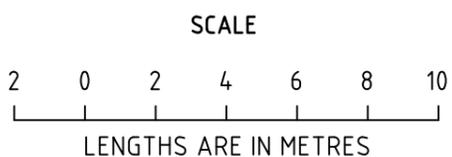
ORIGINAL SHEET SIZE A3

REF **17787**

SHEET 2

LICENSED SURVEYOR David Sidley

VERSION 2



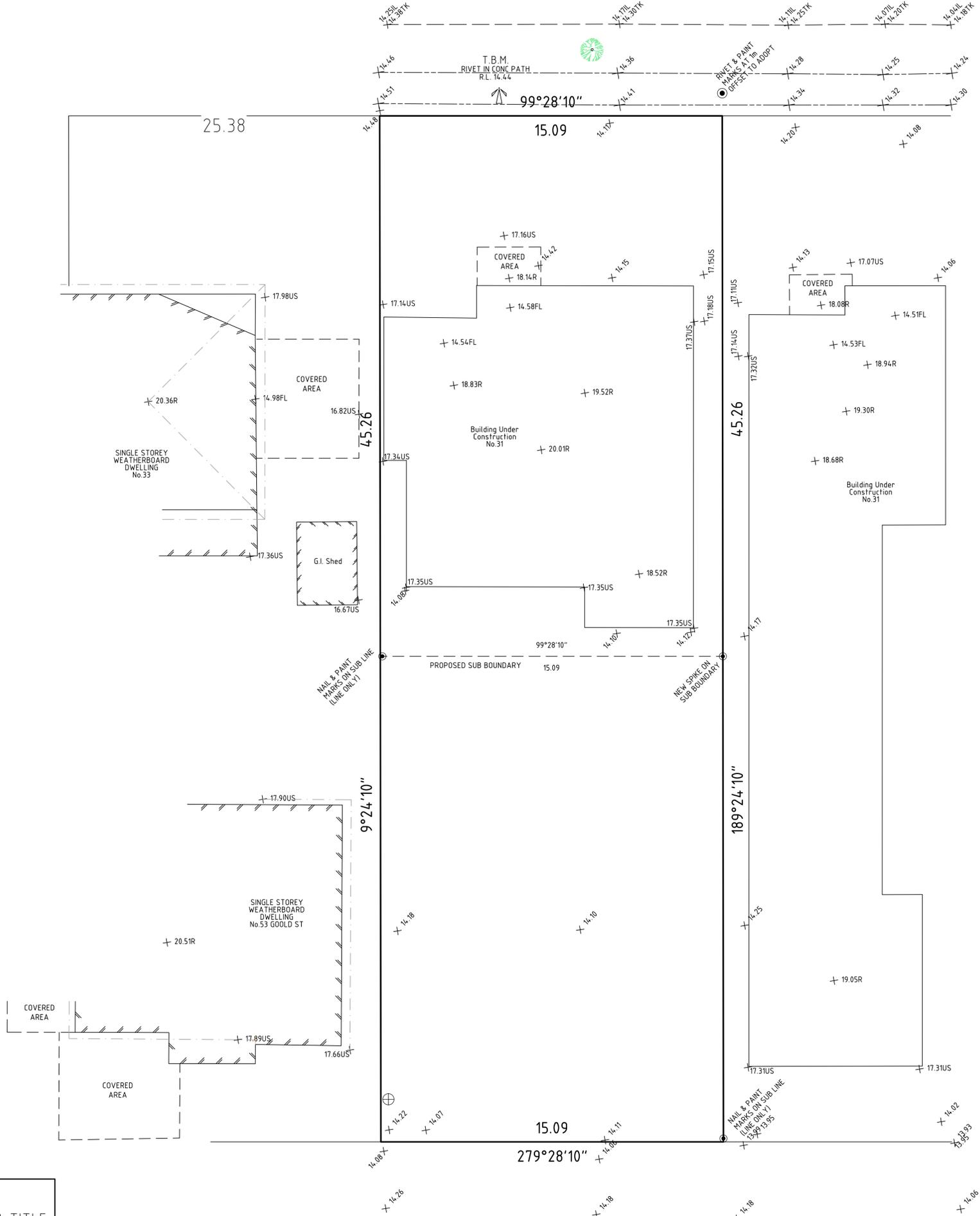
SCALE  
1:200

**JRE**  
**Edwards**  
**LAND SURVEYORS**  
 59 Fletcher Street, Essendon, 3040  
 Ph: 9370 2209  
 Email: jredwardslandsurveyors@gmail.com  
 Website: www.jredwardslandsurveyors.com.au

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 I, David Sidley of 59 Fletcher Street, Essendon, 3040, in my capacity as a Licensed Surveyor, have prepared this plan in accordance with the Surveying (Cadastral Surveys) Regulations 2015, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.  
**David Sidley LS**  
 Date: 05/02/2026  
 Licensed Surveyor, Surveying Act 2004.

ANDERSON STREET

GOULD STREET



CONTENTS	
FEATURE, LEVEL & TITLE RE-ESTABLISHMENT SURVEY	
PROJECT 31 ANDERSON STREET, BAIRNSDALE, 3875.	
TITLE LOT 2 & 3 TP 598613N Vol. 7666 Fol. 149	
SCALE 1:100 @ A1	DRAWN D.S.
DATE 05/02/2026	CHECKED S.F.
REF. No. 17787	LEVEL DATUM AHD
CONTOUR INT. N/A	CONTOUR INDEX N/A

SPOT HEIGHT INVERT OF KERB TOP OF KERB TOP OF WALL RIDGE FLOOR LEVEL UNDERSIDE OF GUTTER NON-HABITABLE WINDOW DOOR GARAGE DOOR	WINDOW - HABITABLE TOP OF CHIMNEY ELECTRICAL POLE WITH LIGHT GAS METER WATER METER SEWER VENT/ACCESS POINT SEWER PIT ELECTRICAL PIT GAS PIT/VALVE FIRE HYDRANT/PLUG	TBM EVERGREEN TREE PINE TREE GUM TREE DECIDUOUS TREE UNCLASSIFIED PIT/VALVE SIDE ENTRY PIT RIDGE/EAVES LINE ELECTRICAL OVERHEAD WIRE COMMUNICATIONS OVERHEAD WIRE	BRICK TELECOM/COMMS PIT SIGN VEHICLE CROSSING GATE FENCE POST GRATED PIT ELECTRICAL POLE WATER STOP VALVE
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EASEMENTS	NOTATIONS
	The position of occupation, buildings and structures along the Title Boundary shown on this plan has been exaggerated for clarification purposes. The relationship is defined by arrow offsets.
	The subject property is shown by continuous thick black lines
	Prior to design, planning, demolition, excavation or construction on the site shown, the relevant authorities should be contacted for locations of all underground services.