





PHOTO 1



PHOTO 2



PHOTO 3



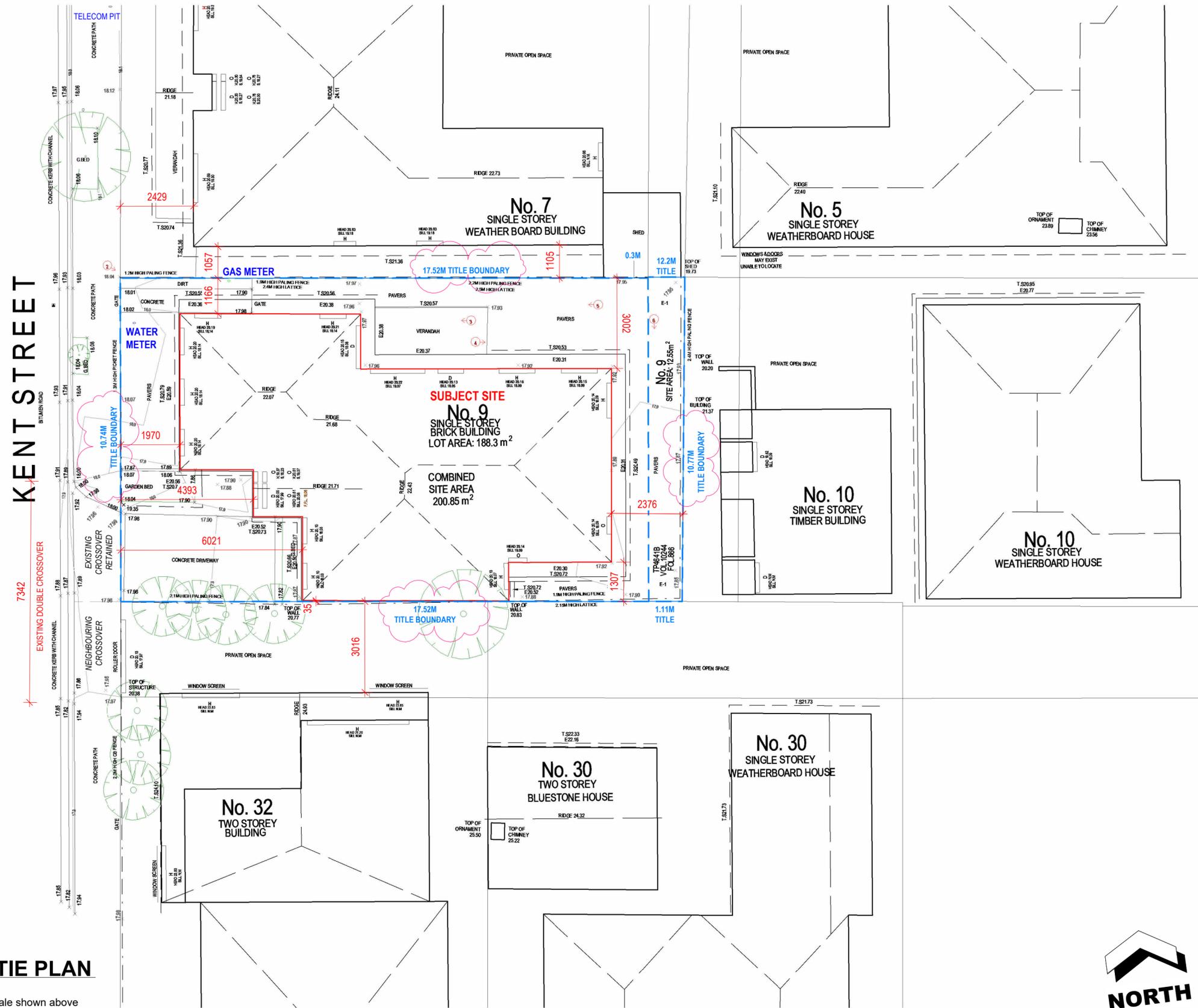
PHOTO 4



PHOTO 5



PHOTO 6



**1 EXISTING SITE PLAN**  
A401 A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above

**LEGEND**

- FB FLOOR BOARD
- T TILED FINISH
- CCARPET FINISH
- PC POLISHED CONCRETE
- F FIXED WINDOW
- A AWNING WINDOW
- DH DOUBLE HUNG
- SH SINGLE HUNG WINDOW
- CA CASEMENT WINDOW
- S SLIDING WINDOW
- BF BI-FOLDER DOOR
- SD STACKER DOOR
- SLD SLIDING DOOR
- L LOUVER
- FW FLOOR WASTE
- RH RAIN HEAD
- DP DOWN PIPE
- DPS DOWN PIPE SPREADER
- LPD LEGAL POINT OF DISCHARGE
- P.O.S PRIVATE OPEN SPACE
- CHM CHIMNEY
- HWHABITABLE WINDOW
- NHW NON-HABITABLE WINDOW
- DDOOR
- HHEIGHT OF WINDOW
- SHEIGHT OF SILL
- FFL FINISHED FLOOR LEVEL
- FCL FINISHED CEILING LEVEL
- GPO SINGLE POWER POINT
- DGPO DOUBLE POWER POINT

- EMB ELECTRICAL METER
- MB MAIN SWITCHBOARD
- GAS GAS METER
- WM WATER METER
- HWU HOT WATER UNIT
- CON CONDENSER
- ACU AIR CONDITIONER HEAD UNIT
- AIR CONDITIONER CONTROL PANEL

- TITLE BOUNDARY
- FENCE LINE
- SEWER
- PHOTO POINT
- TAP
- BOUNDARY TRAP
- WATER METER
- GAS METER

- DECKING
- EXISTING WALLS
- NEW WALLS
- WALLS TO BE DEMOLISHED
- PART OF WALL TO BE DEMOLISHED
- ITEM TO BE DEMOLISHED
- ITEM TO BE SALVAGED
- AREA TO BE DEMOLISHED

**NOTE:**

- ALL FLOOR AND CEILING LEVELS ARE TO A.H.D (AUSTRALIAN HEIGHT DATUM)
- ALL DIMENSIONS ARE FROM STUD UNLESS SPECIFIED OTHERWISE.
- ALL TAGS STARTING WITH 'EX' ARE EXISTING.

SHEET NAME: <b>EXISTING SITE PLAN</b>		ADDRESS: No. 9 KENT STREET, SEDDON		SHEET NO. <b>A101</b>	
PROJECT: KNOCK-DOWN RE-BUILD		CLIENT: MARIJA & EMMA		BCT GROUP EST. 2012 DBU-16813 CBD-U 50933	
SCALE (A2) As indicated		REV:	NOTES:	DRAWN:	DATE:
		A	PRELIMINARY TOWN PLANNING DOCUMENTATION	MA	9/12/2025
		B	CLIENT REVISIONS	MA	5/01/2026
		C	TOWN PLANNING RF'S	MA	6/02/2026





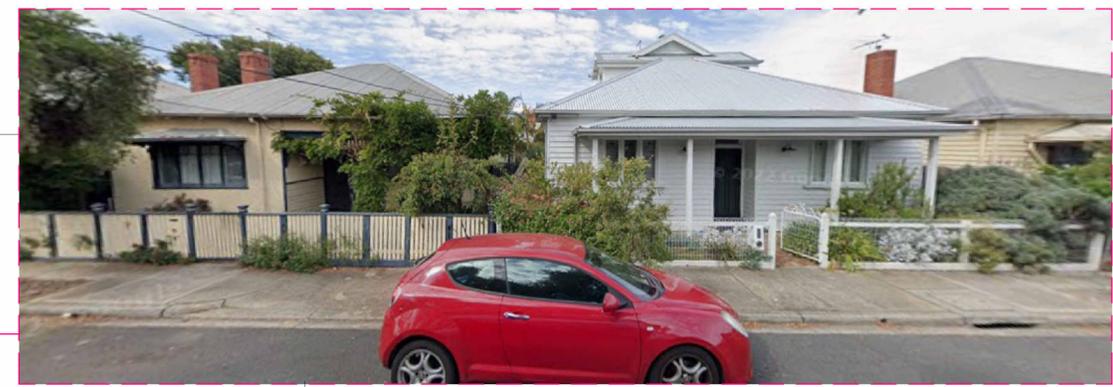
**NO. 8 KENT STREET**  
2 BEDROOM + STUDY  
1 CAR SPACE (UNCOVERED)



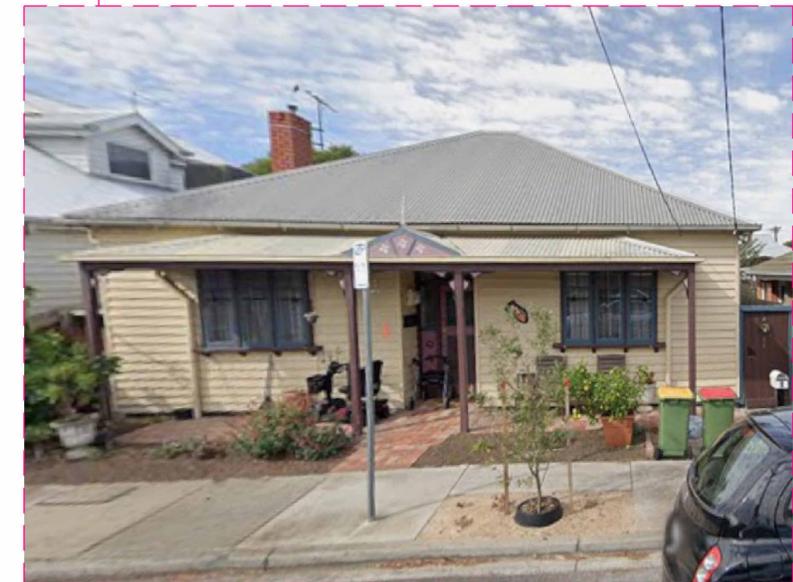
**SUBJECT SITE**  
**NO. 9 KENT STREET**  
2 BEDROOM + STUDY  
1 CAR SPACE (UNCOVERED)



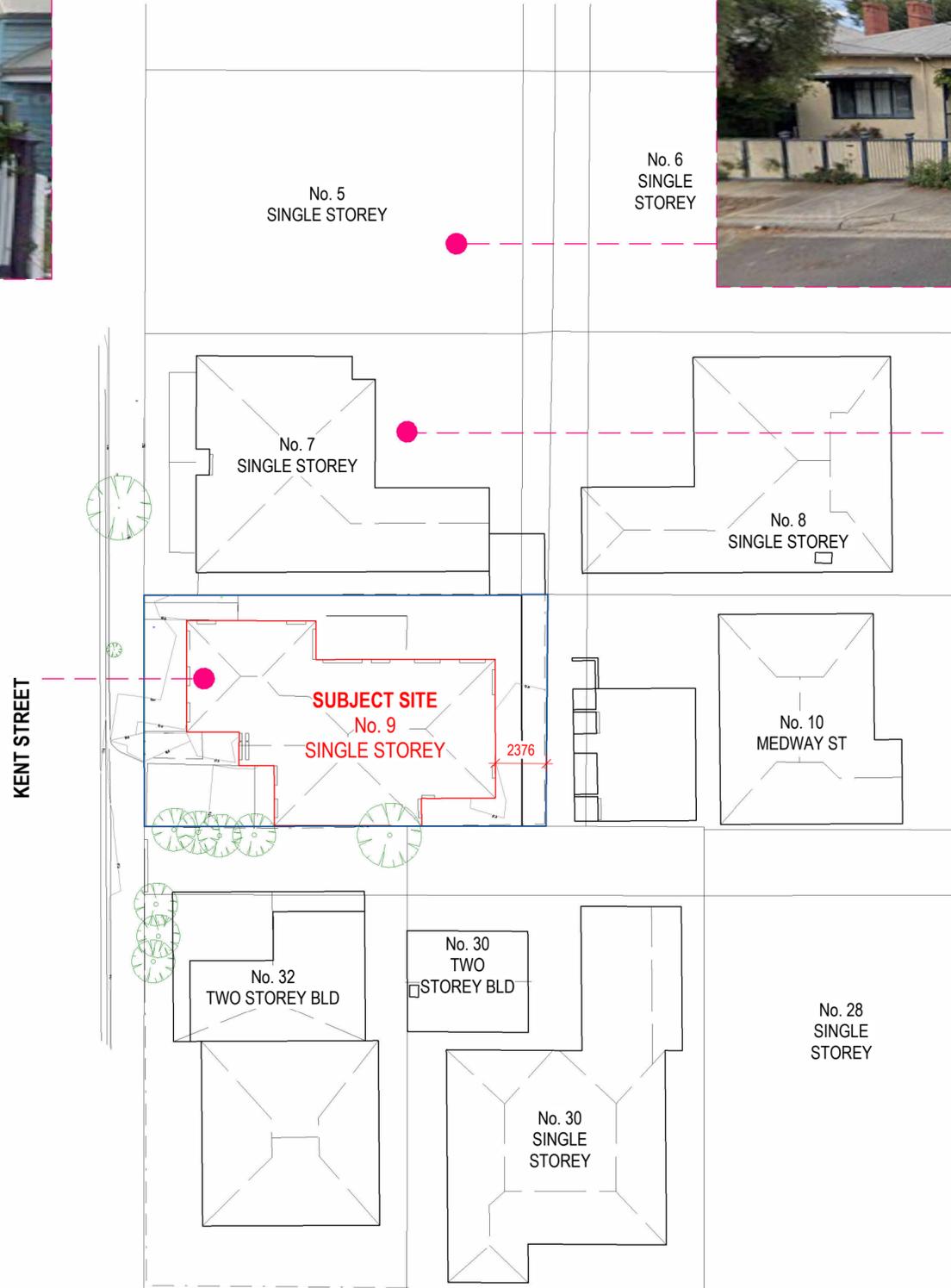
**NO. 10 KENT STREET**  
3 BEDROOM  
1 CAR SPACE (UNCOVERED)



**NO. 7 KENT STREET**  
3 BEDROOM + STUDY  
NO CAR SPACE



**NEIGHBOURING DWELLING**  
**NO. 7 KENT STREET**  
3 BEDROOM  
NO CAR SPACE



SHEET NAME: <b>STREET SCAPE ANALYSIS</b>		ADDRESS: No. 9 KENT STREET, SEDDON		SHEET NO. <b>A102</b>	
PROJECT: KNOCK-DOWN RE-BUILD		CLIENT: MARIJA & EMMA		BCT GROUP EST. 2012 289 GEELONG ROAD KINGSVILLE VIC, 3012 DBU-16813 P: (03) 9687 1624 CBD-U 50933 E: info@bctgroup.com.au	
SCALE (A2) 1 : 200	REV:	NOTES:	DRAWN:	DATE:	REV: NOTES: DRAWN: DATE:
	A	PRELIMINARY TOWN PLANNING DOCUMENTATION	MA	9/12/2025	
	B	CLIENT REVISIONS	MA	5/01/2026	
	C	TOWN PLANNING RF'S	MA	6/02/2026	

# ENTIRE DWELLING TO BE DEMOLISHED BY OTHERS



# ENTIRE DWELLING TO BE DEMOLISHED BY OTHERS



## 1 DEMOLITION FLOOR PLAN

A401 A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above

## 2 DEMOLITION ROOF PLAN

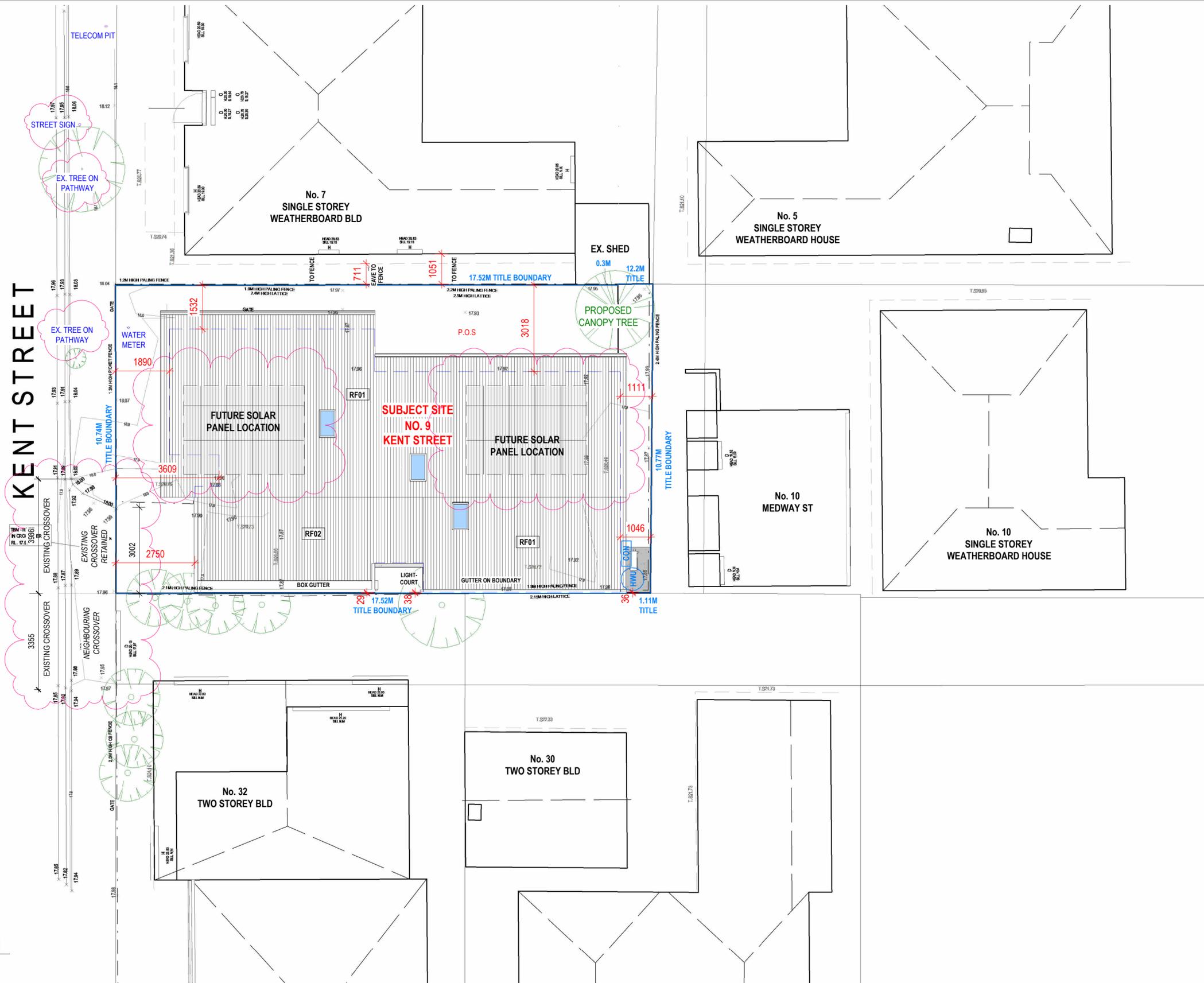
A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above

LEGEND	
FB FLOOR BOARD	RH RAIN HEAD
T TILED FINISH	DP DOWN PIPE
CCARPET FINISH	DPS DOWN PIPE SPREADER
PC POLISHED CONCRETE	LPD LEGAL POINT OF DISCHARGE
F FIXED WINDOW	P.O.S PRIVATE OPEN SPACE
AAWNING WINDOW	CHM CHIMNEY
DH DOUBLE HUNG	HHHABITABLE WINDOW
SH SINGLE HUNG WINDOW	NHW NON-HABITABLE WINDOW
CA CASEMENT WINDOW	DDOOR
S SLIDING WINDOW	HHEIGHT OF WINDOW
BF BI-FOLDER DOOR	SHEIGHT OF SILL
SD STACKER DOOR	FFL FINISHED FLOOR LEVEL
SLD SLIDING DOOR	FCL FINISHED CEILING LEVEL
L LOUVER	GPO SINGLE POWER POINT
FW FLOOR WASTE	DGPO DOUBLE POWER POINT
EMB ELECTRICAL METER	TITLE BOUNDARY
MB MAIN SWITCHBOARD	FENCE LINE
GAS GAS METER	SEWER
WM WATER METER	PHOTO POINT
HWU HOT WATER UNIT	TAP
CON CONDENSER	BT BOUNDARY TRAP
ACU AIR CONDITIONER HEAD UNIT	WATER METER
AIR CONDITIONER CONTROL PANEL	GAS METER
DECKING	EXISTING WALLS
NEW WALLS	WALLS TO BE DEMOLISHED
PART OF WALL TO BE DEMOLISHED	ITEM TO BE DEMOLISHED
ITEM TO BE SALVAGED	AREA TO BE DEMOLISHED

**NOTE:**

- ALL FLOOR AND CEILING LEVELS ARE TO A.H.D (AUSTRALIAN HEIGHT DATUM)
- ALL DIMENSIONS ARE FROM STUD UNLESS SPECIFIED OTHERWISE.
- ALL TAGS STARTING WITH 'EX' ARE EXISTING.

SHEET NAME: <b>DEMOLITION FLOOR &amp; ROOF PLAN</b>		ADDRESS: <b>No. 9 KENT STREET, SEDDON</b>	
PROJECT: <b>KNOCK-DOWN RE-BUILD</b>	CLIENT: <b>MARIJA &amp; EMMA</b>	 BCT GROUP CREATING SPACES TO SUIT LIFESTYLES BCT GROUP EST. 2012 DBU-16813 P: (03) 9687 1624 CBD-U 50933 E: info@bctgroup.com.au	
SHEET NO. <b>A201</b>	SHEET NO. <b>A201</b>		
SCALE (A2) As indicated	REV. A	NOTES: PRELIMINARY TOWN PLANNING DOCUMENTATION	DRAWN: MA DATE: 9/12/2025
	REV. B	CLIENT REVISIONS	MA DATE: 5/01/2026
	REV. C	TOWN PLANNING RF'S	MA DATE: 6/02/2026



**1 PROPOSED SITE PLAN**  
 A401 A1 sheet scale = 1 : 100  
 A3 sheet scale is twice scale shown above

KENT STREET



**LEGEND**

FB FLOOR BOARD	RH RAIN HEAD	EMB ELECTRICAL METER	TITLE BOUNDARY	DECKING
T TILED FINISH	DP DOWN PIPE	MB MAIN SWITCHBOARD	FENCE LINE	EXISTING WALLS
CCARPET FINISH	DPS DOWN PIPE SPREADER	GAS GAS METER	SEWER	NEW WALLS
PC POLISHED CONCRETE	LPD LEGAL POINT OF DISCHARGE	WM WATER METER	PHOTO POINT	WALLS TO BE DEMOLISHED
F FIXED WINDOW	P.O.S PRIVATE OPEN SPACE	HWU HOT WATER UNIT	TAP	PART OF WALL TO BE DEMOLISHED
A AWNING WINDOW	CHM CHIMNEY	CON CONDENSER	BT BOUNDARY TRAP	ITEM TO BE DEMOLISHED
DH DOUBLE HUNG	HWHABITABLE WINDOW	ACU AIR CONDITIONER HEAD UNIT	WATER METER	ITEM TO BE SALVAGED
SH SINGLE HUNG WINDOW	NHWNON-HABITABLE WINDOW	AIR CONDITIONER CONTROL PANEL	GAS METER	AREA TO BE DEMOLISHED
CA CASEMENT WINDOW	DDOOR			
S SLIDING WINDOW	HHEIGHT OF WINDOW			
BF BI-FOLDER DOOR	SHEIGHT OF SILL			
SD STACKER DOOR	FFL FINISHED FLOOR LEVEL			
SLD SLIDING DOOR	FCL FINISHED CEILING LEVEL			
L LOUVER	GPO SINGLE POWER POINT			
FWFLOOR WASTE	DGPO DOUBLE POWER POINT			

**NOTE:**

- ALL FLOOR AND CEILING LEVELS ARE TO A.H.D (AUSTRALIAN HEIGHT DATUM)
- ALL DIMENSIONS ARE FROM STUD UNLESS SPECIFIED OTHERWISE.
- ALL TAGS STARTING WITH 'EX' ARE EXISTING.

**LEGEND**

EMB ELECTRICAL METER	TITLE BOUNDARY	DECKING
MB MAIN SWITCHBOARD	FENCE LINE	EXISTING WALLS
GAS GAS METER	SEWER	NEW WALLS
WM WATER METER	PHOTO POINT	WALLS TO BE DEMOLISHED
HWU HOT WATER UNIT	TAP	PART OF WALL TO BE DEMOLISHED
CON CONDENSER	BT BOUNDARY TRAP	ITEM TO BE DEMOLISHED
ACU AIR CONDITIONER HEAD UNIT	WATER METER	ITEM TO BE SALVAGED
AIR CONDITIONER CONTROL PANEL	GAS METER	AREA TO BE DEMOLISHED

**SHEET NAME:** PROPOSED SITE PLAN

**PROJECT:** KNOCK-DOWN RE-BUILD

**CLIENT:** MARIJA & EMMA

**ADDRESS:** No. 9 KENT STREET, SEDDON

SCALE (A2)	REV.	NOTES	DRAWN:	DATE:
As indicated	A	PRELIMINARY TOWN PLANNING DOCUMENTATION	MA	9/12/2025
	B	CLIENT REVISIONS	MA	5/01/2026
	C	TOWN PLANNING RF'S	MA	6/02/2026

**BCT GROUP** CREATING SPACES TO SUIT LIFESTYLES

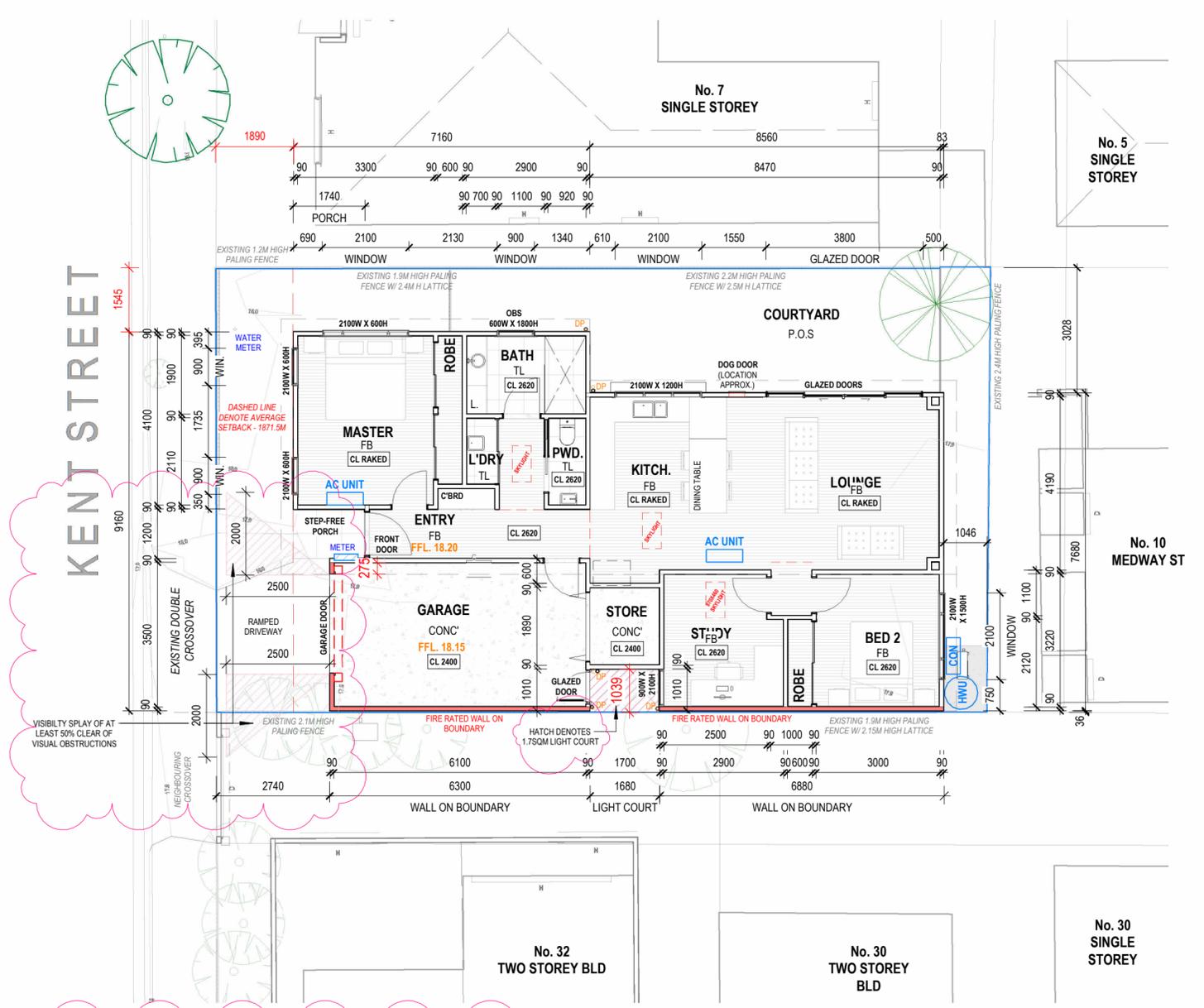
BCT GROUP EST. 2012 289 GEELONG ROAD KINGSVILLE VIC, 3012

DBU-16813 P: (03) 9687 1624  
 CBD-U 50933 E: info@bctgroup.com.au

**SHEET NO. A301**

REV.	NOTES	DRAWN:	DATE:





**WALL LEGEND**

EXTERNAL WALLS	
	9.5mm EXTERNAL CLADDING
	90mm TIMBER STUDS W/ INSULATION
	10mm PLASTERBOARD
FIRE RATED WALLS ON BOUNDARY	
	8.5mm JAMES HARDIE EXTERNAL CLADDING (EASYLAP™ PANEL - PAINTED)
	90mm TIMBER STUDS W/ INSULATION
	10mm PLASTERBOARD
INTERNAL WALLS	
	10mm PLASTERBOARD
	90mm TIMBER STUDS W/ INSULATION (INSULATION IF REQUIRED)
	10mm PLASTERBOARD

**1 PROPOSED FLOOR PLAN**

A401 A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above

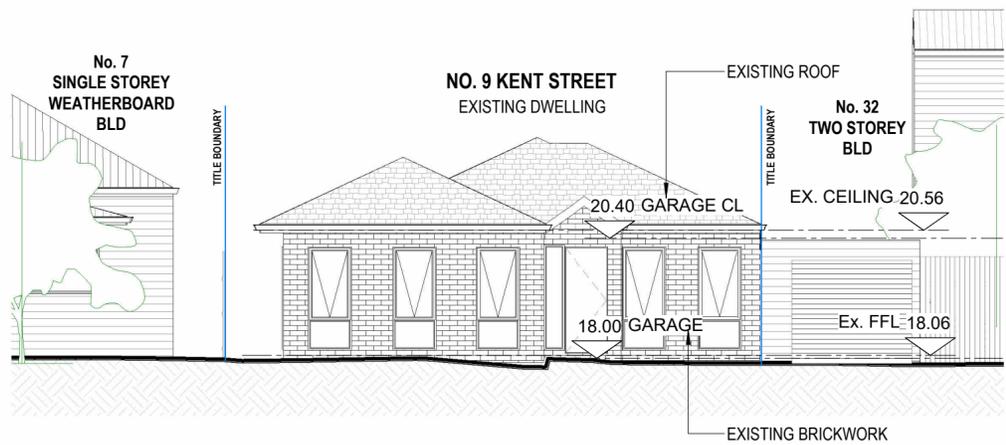
**2 PROPOSED ROOF PLAN**

A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above

STANDARD A5-3: 26SQM OF SOLAR ENERGY GENERATION AREA TO PROPOSED ROOF SPACE

LEGEND		NOTE:	
	FB FLOOR BOARD		TITLE BOUNDARY
	T TILED FINISH		FENCE LINE
	C CARPET FINISH		SEWER
	PC POLISHED CONCRETE		PHOTO POINT
	F FIXED WINDOW		TAP
	A AWNING WINDOW		BOUNDARY TRAP
	DH DOUBLE HUNG		WATER METER
	SH SINGLE HUNG WINDOW		GAS METER
	CA CASEMENT WINDOW		DECKING
	S SLIDING WINDOW		EXISTING WALLS
	BF BI-FOLDER DOOR		NEW WALLS
	SD STACKER DOOR		WALLS TO BE DEMOLISHED
	SLD SLIDING DOOR		PART OF WALL TO BE DEMOLISHED
	L LOUVER		ITEM TO BE DEMOLISHED
	FW FLOOR WASTE		ITEM TO BE SALVAGED
	RH RAIN HEAD		AREA TO BE DEMOLISHED
	DP DOWN PIPE		
	DPS DOWN PIPE SPREADER		
	LPD LEGAL POINT OF DISCHARGE		
	P.O.S PRIVATE OPEN SPACE		
	CHM CHIMNEY		
	HWH HABITABLE WINDOW		
	NHW NON-HABITABLE WINDOW		
	D DOOR		
	H HEIGHT OF WINDOW		
	S HEIGHT OF SILL		
	FFL FINISHED FLOOR LEVEL		
	FCL FINISHED CEILING LEVEL		
	GPO SINGLE POWER POINT		
	DGPO DOUBLE POWER POINT		
	EMB ELECTRICAL METER		
	MB MAIN SWITCHBOARD		
	GAS GAS METER		
	WM WATER METER		
	HWU HOT WATER UNIT		
	CON CONDENSER		
	ACU AIR CONDITIONER HEAD UNIT		
	AIR CONDITIONER CONTROL PANEL		

SHEET NAME: <b>PROPOSED PLAN &amp; ROOF PLAN</b>		ADDRESS: <b>No. 9 KENT STREET, SEDDON</b>		SHEET NO. <b>A303</b>	
PROJECT: <b>KNOCK-DOWN RE-BUILD</b>		CLIENT: <b>MARIJA &amp; EMMA</b>		BCT GROUP EST. 2012 289 GEELONG ROAD KINGSVILLE VIC. 3012 DBU-16813 P: (03) 9687 1624 CBD-U 50933 E: info@bctgroup.com.au	
SCALE (A2) As indicated	REV:	NOTES:	DRAWN:	DATE:	REV: NOTES: DRAWN: DATE:
	A	PRELIMINARY TOWN PLANNING DOCUMENTATION	MA	9/12/2025	
	B	CLIENT REVISIONS	MA	5/01/2026	
	C	TOWN PLANNING RF'S	MA	6/02/2026	



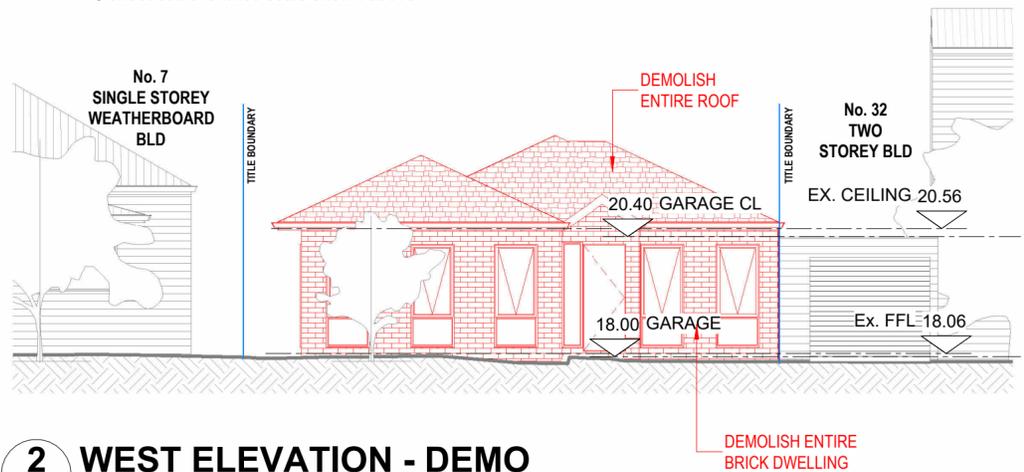
### 1 WEST ELEVATION - EXISTING

A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above



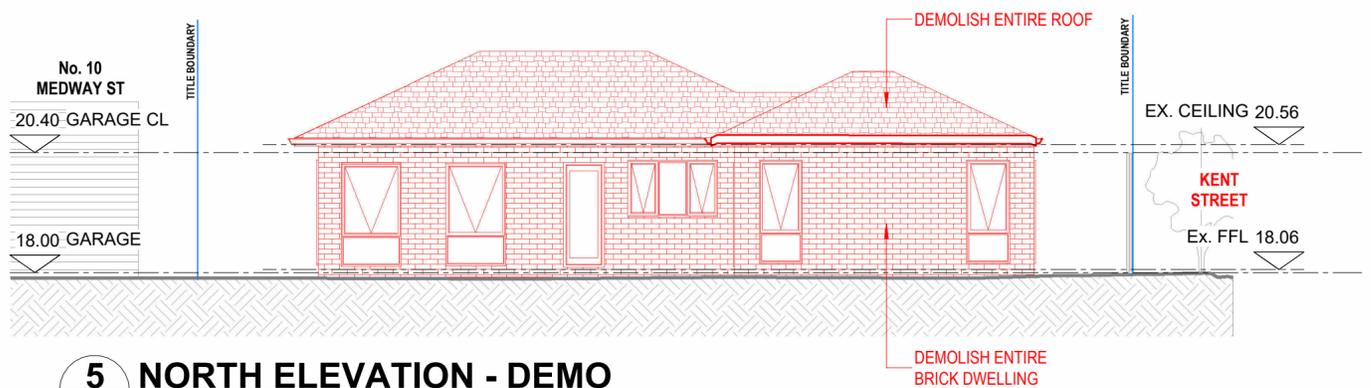
### 4 NORTH ELEVATION - EXISTING

A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above



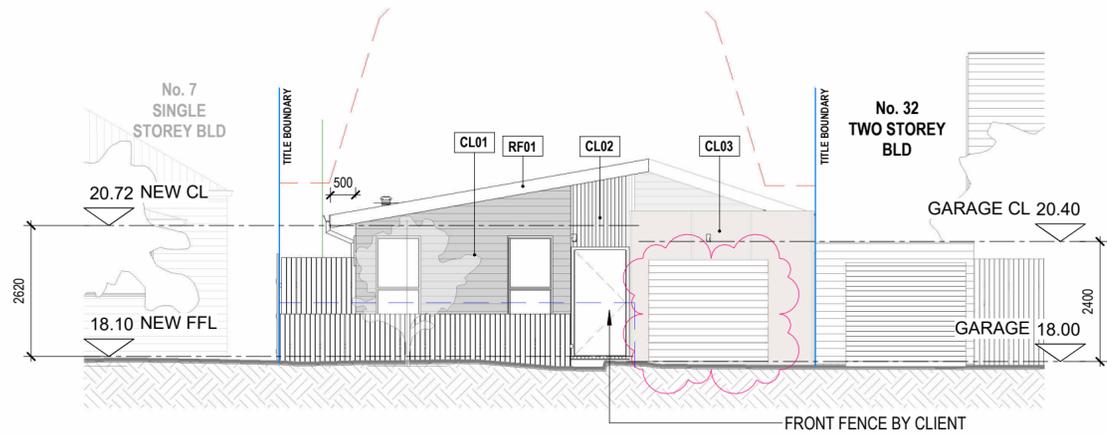
### 2 WEST ELEVATION - DEMO

A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above



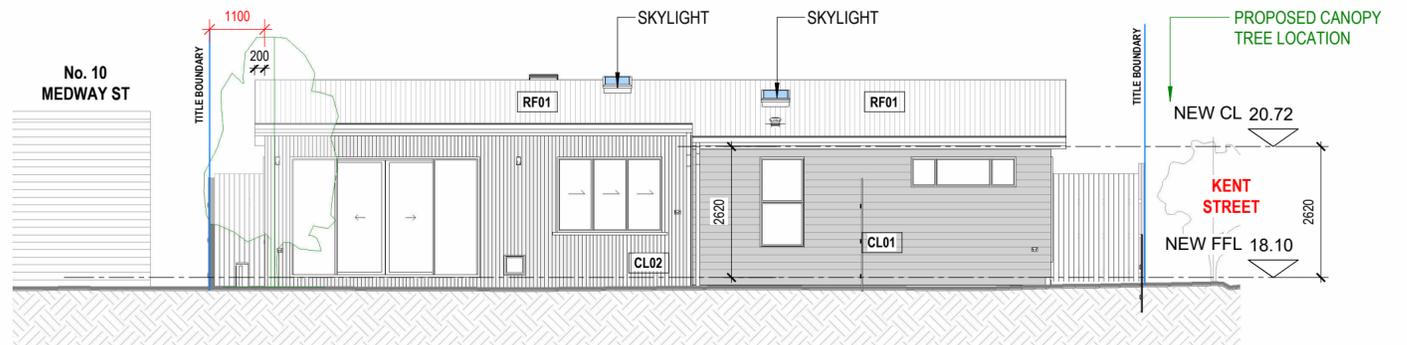
### 5 NORTH ELEVATION - DEMO

A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above



### 3 WEST ELEVATION - PROPOSED

A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above



### 6 NORTH ELEVATION - PROPOSED

A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above

#### PROPOSED MATERIALS & COLOUR SCHEDULE

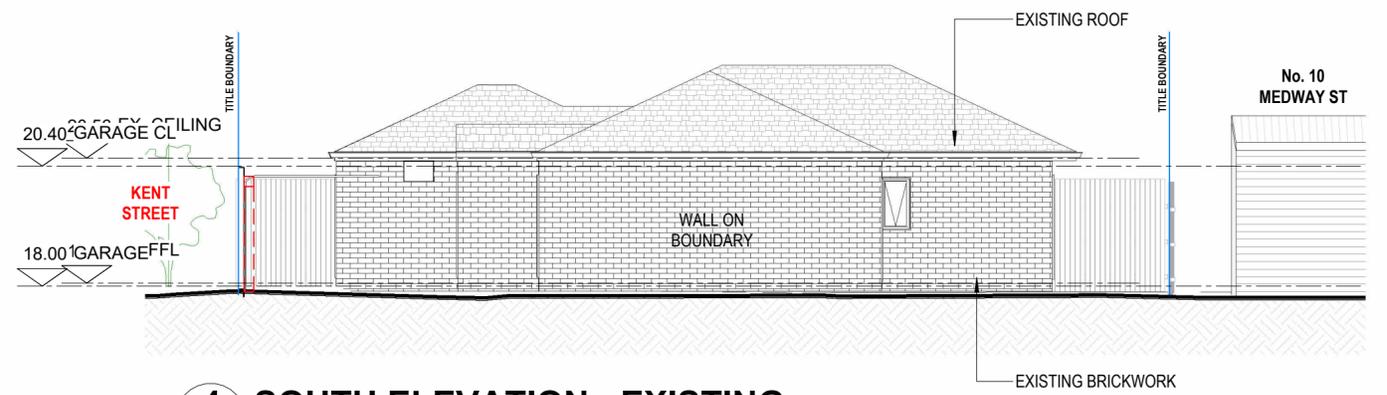


SHEET NAME: <b>TOWN PLANNING ELEVATIONS</b>		ADDRESS: <b>No. 9 KENT STREET, SEDDON</b>		SHEET NO. <b>A401</b>	
PROJECT: <b>KNOCK-DOWN RE-BUILD</b>		CLIENT: <b>MARIJA &amp; EMMA</b>		BCT GROUP EST. 2012 289 GEELONG ROAD KINGSVILLE VIC. 3012 DBU-16813 P: (03) 9687 1624 CBD-U 50933 E: info@bctgroup.com.au	
SCALE (A2) As indicated	REV:	NOTES:	DRAWN:	DATE:	REV. NOTES: DRAWN: DATE:
	A	PRELIMINARY TOWN PLANNING DOCUMENTATION	MA	9/12/2025	
	B	CLIENT REVISIONS	MA	5/01/2026	
	C	TOWN PLANNING RF'S	MA	6/02/2026	



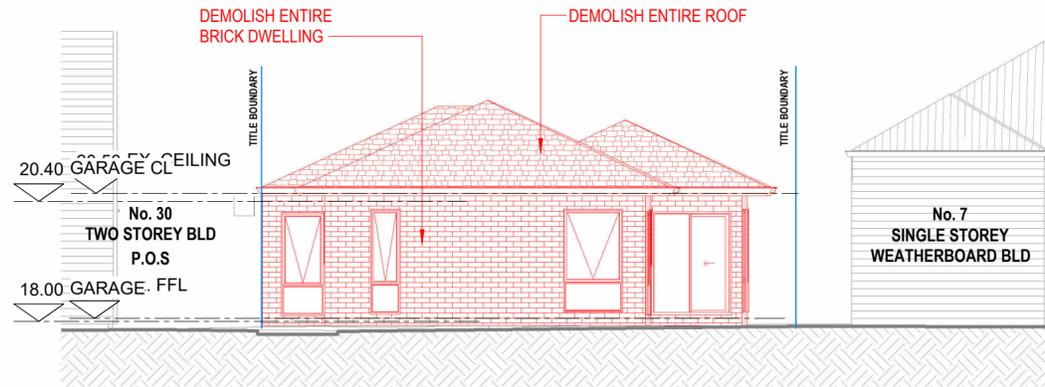
### 1 EAST ELEVATION - EXISTING

A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above



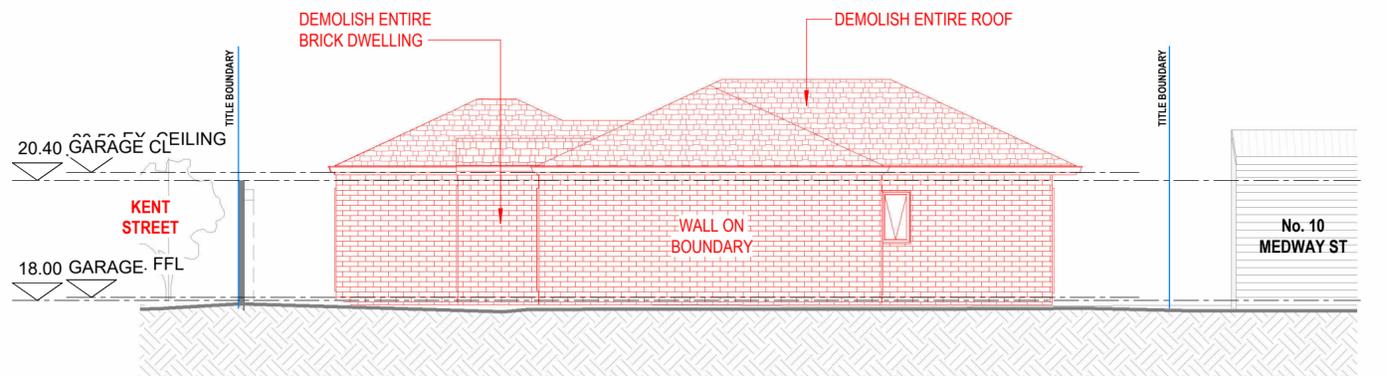
### 4 SOUTH ELEVATION - EXISTING

A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above



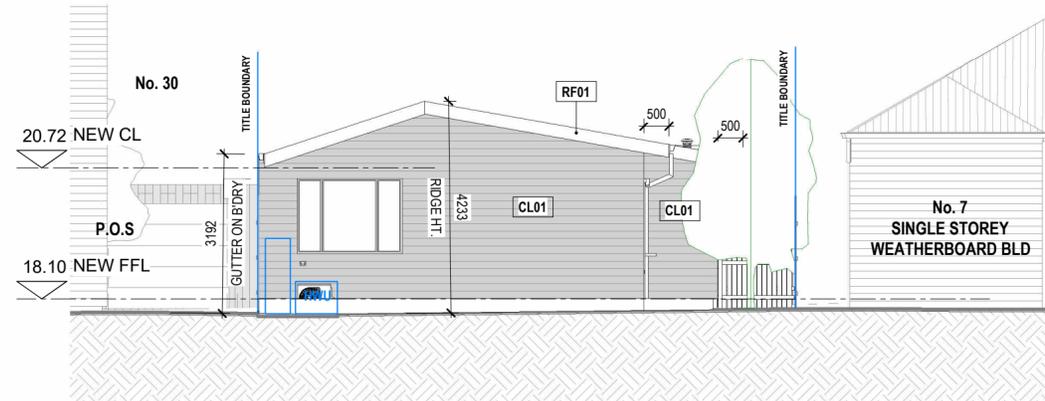
### 2 EAST ELEVATION - DEMO

A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above



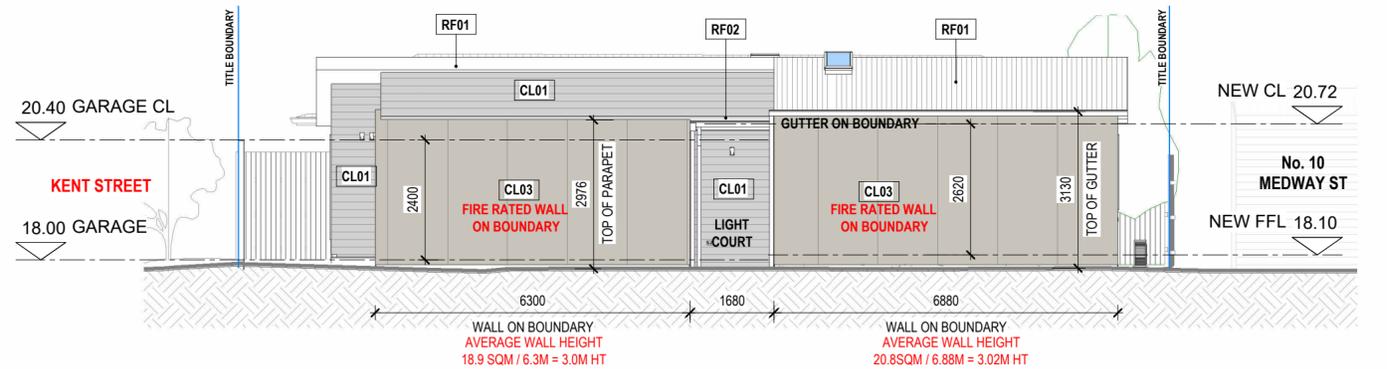
### 5 SOUTH ELEVATION - DEMO

A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above



### 3 EAST ELEVATION - PROPOSED

A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above



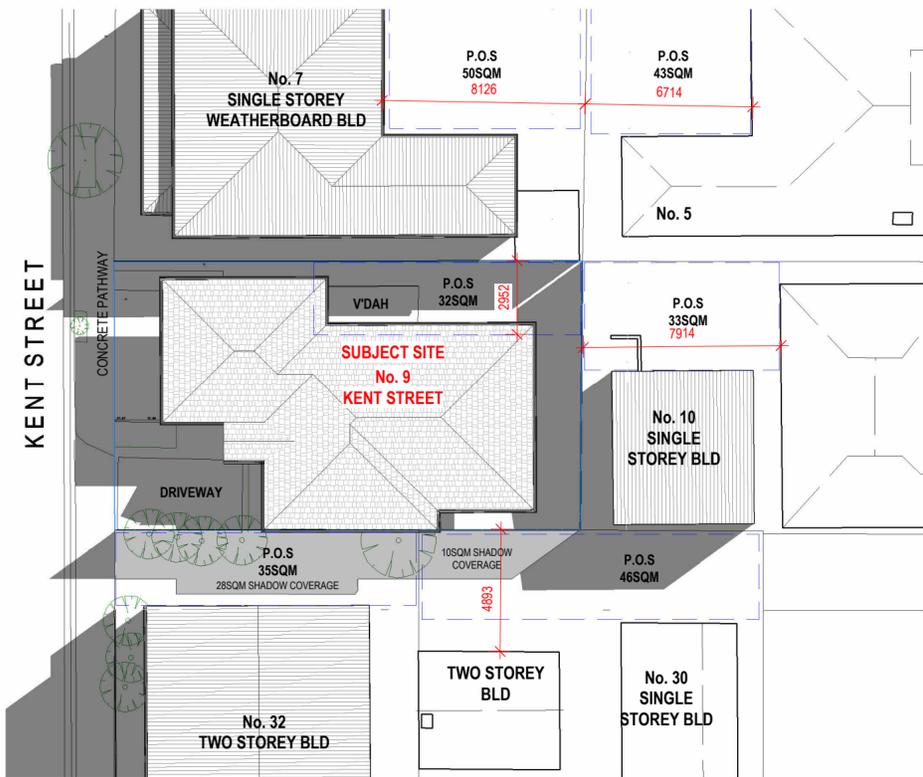
### 6 SOUTH ELEVATION - PROPOSED

A1 sheet scale = 1 : 100  
A3 sheet scale is twice scale shown above

#### PROPOSED MATERIALS & COLOUR SCHEDULE

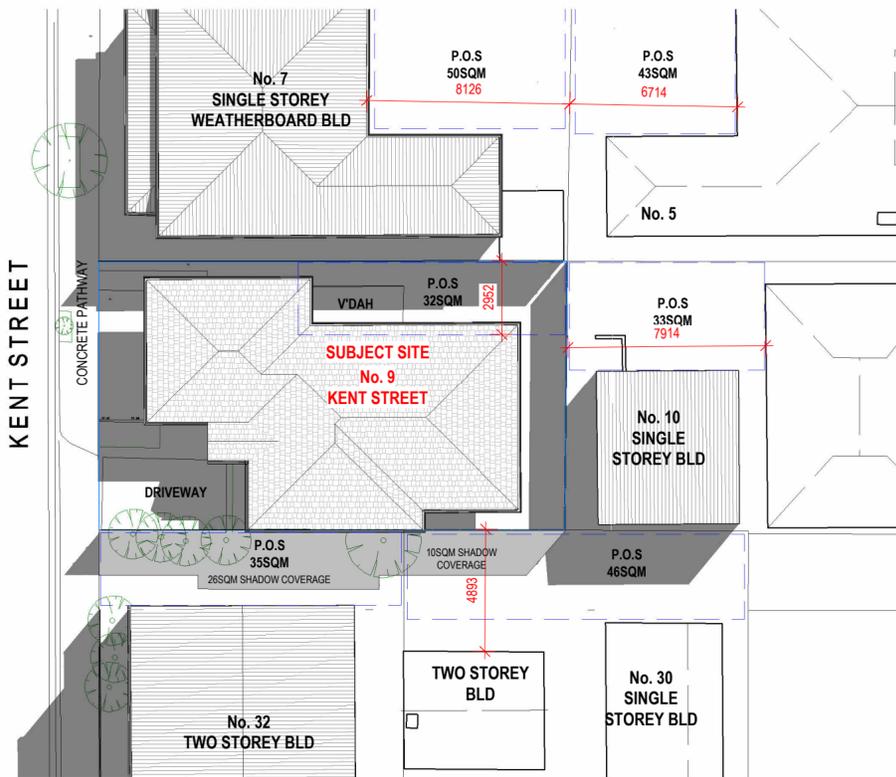


SHEET NAME: TOWN PLANNING ELEVATIONS		ADDRESS: No. 9 KENT STREET, SEDDON		BCT GROUP EST. 2012 289 GEELONG ROAD KINGSVILLE VIC. 3012		SHEET NO. <b>A402</b>	
PROJECT: KNOCK-DOWN RE-BUILD		CLIENT: MARIJA & EMMA		DBU-16813 P: (03) 9687 1624 CBD-U 50933 E: info@bctgroup.com.au			
SCALE (A2)	REV.	NOTES:	DRAWN:	DATE:	REV.	NOTES:	DRAWN:
As indicated	A	PRELIMINARY TOWN PLANNING DOCUMENTATION	MA	9/12/2025			
	B	CLIENT REVISIONS	MA	5/01/2026			
	C	TOWN PLANNING RF'S	MA	6/02/2026			



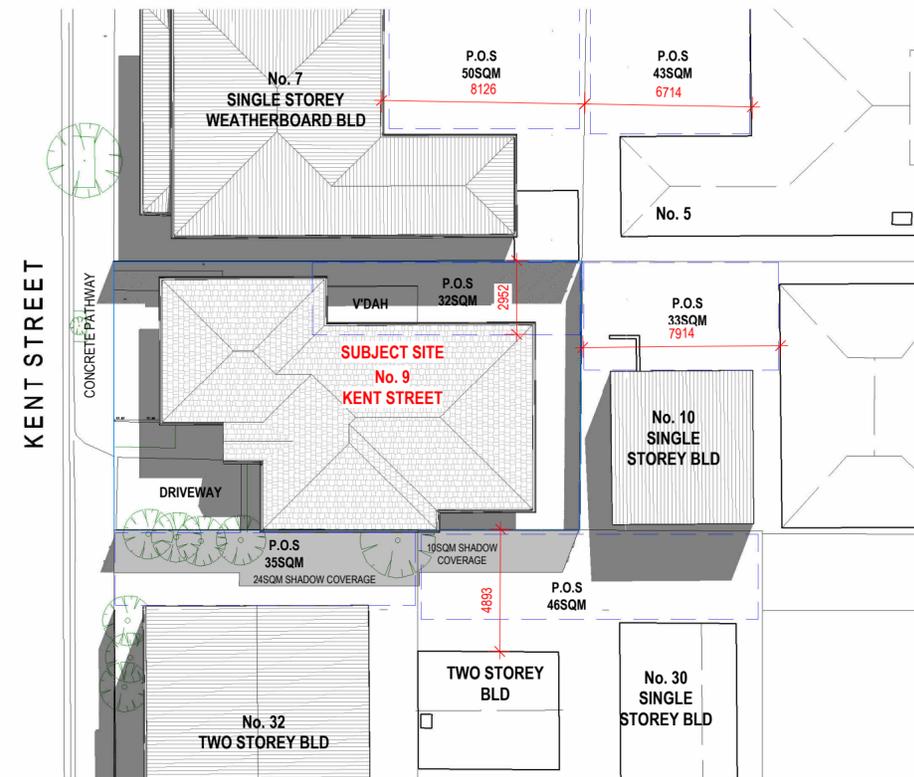
**1 EXISTING SHADOW DIAGRAM - 9AM**

1 : 200



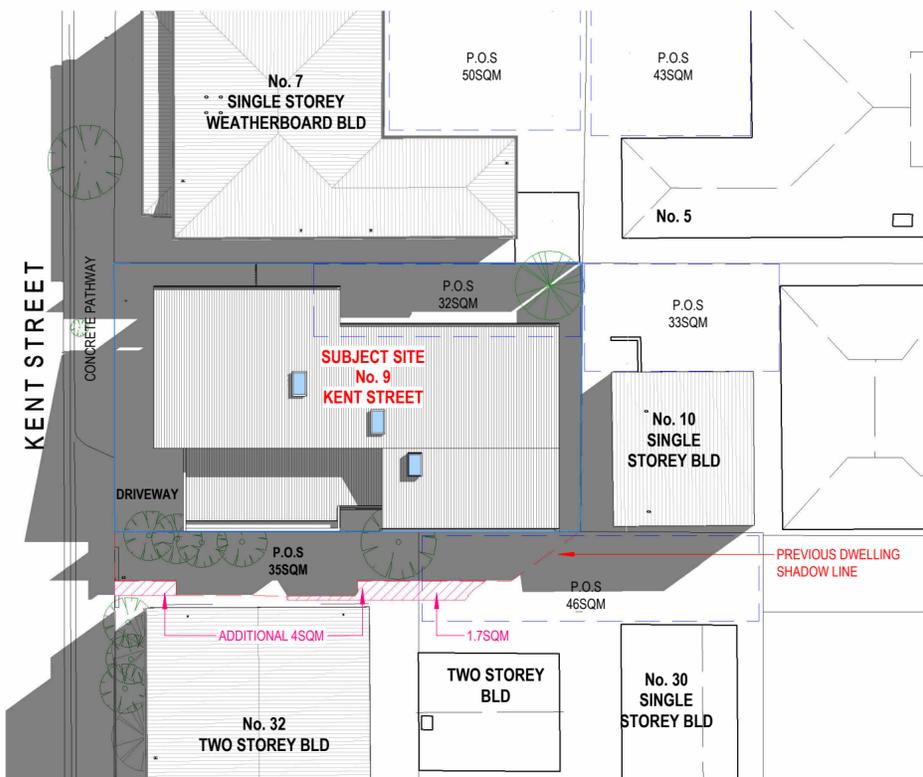
**3 EXISTING SHADOW DIAGRAM - 10AM**

1 : 200



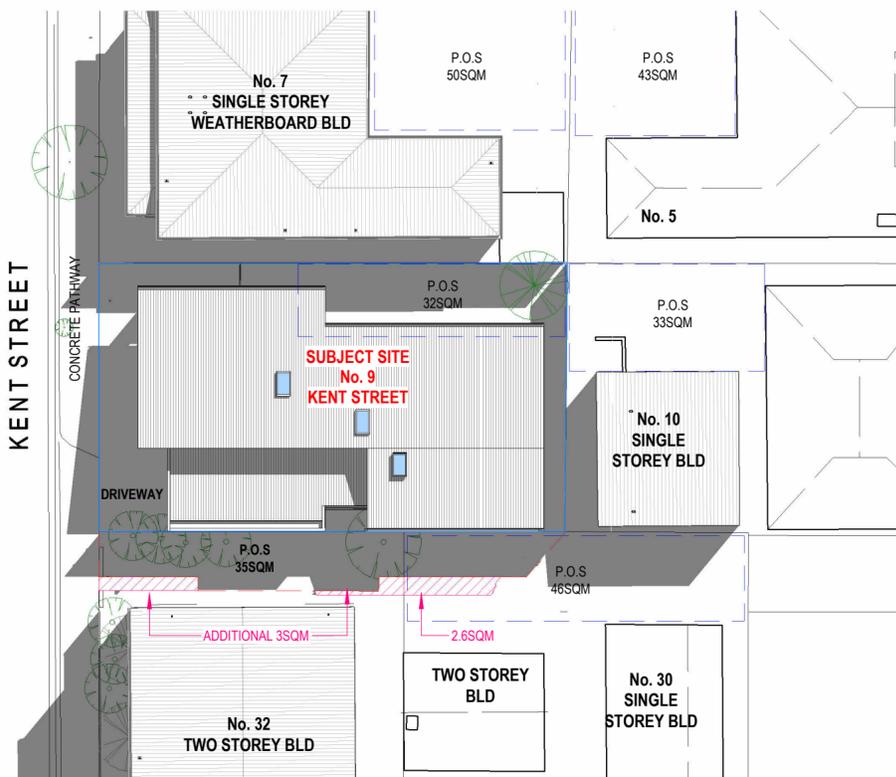
**5 EXISTING SHADOW DIAGRAM - 11AM**

1 : 200



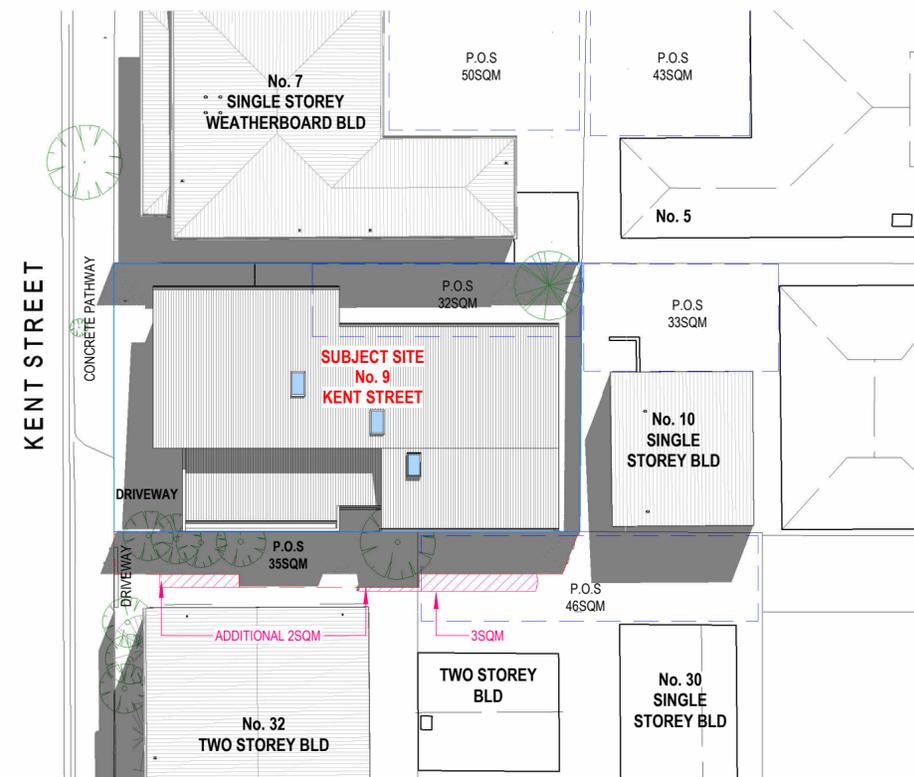
**2 PROPOSED SHADOW DIAGRAM - 9AM**

1 : 200



**4 PROPOSED SHADOW DIAGRAM - 10AM**

1 : 200



**6 PROPOSED SHADOW DIAGRAM - 11AM**

1 : 200

**LEGEND**

- EXISTING SHADOW BUILDING & FENCE
- ADDITIONAL SHADOW
- AREA OF P.O.S
- EXISTING SHADOW LINE
- TITLE BOUNDARY

**ANGLE OF SHADOWS:**

22ND SEPTEMBER 2025

**NOTE:**

SHADOWS ARE MEASURED ON THE 22nd SEPTEMBER (EQUINOX)  
 S.P.O.S = SECLUDED PRIVATE OPEN SPACE  
 P.O.S = PRIVATE OPEN SPACE  
 SHADOW DIAGRAMS ARE NOT TO SCALE, IMAGES NOT TO SCALE



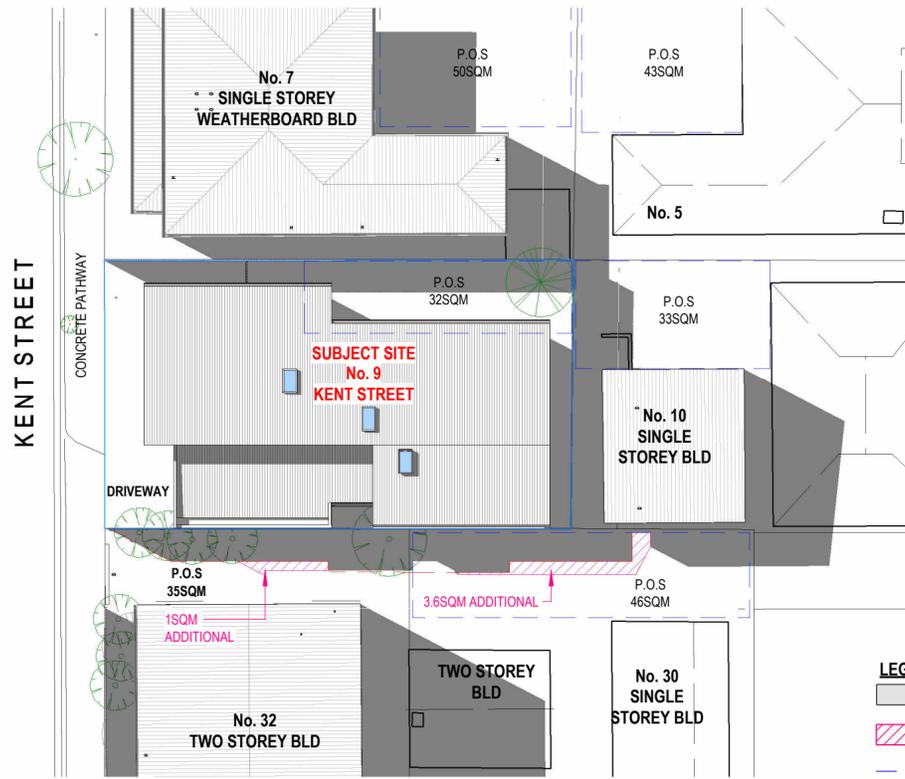
SHEET NAME: <b>SHADOW DIAGRAMS</b>		ADDRESS: No. 9 KENT STREET, SEDDON		SHEET NO. <b>A601</b>	
PROJECT: KNOCK-DOWN RE-BUILD		CLIENT: MARIJA & EMMA		BCT GROUP EST. 2012 DBU-16813 CBD-U 50933	
SCALE (A2) As indicated		REV:	NOTES:	DRAWN:	DATE:
A	PRELIMINARY TOWN PLANNING DOCUMENTATION	MA		9/12/2025	
B	CLIENT REVISIONS	MA		5/01/2026	
C	TOWN PLANNING RF'S	MA		6/02/2026	
		REV:	NOTES:	DRAWN:	DATE:



BCT GROUP  
 EST. 2012  
 DBU-16813  
 CBD-U 50933

289 GEELONG ROAD  
 KINGSVILLE VIC, 3012  
 P: (03) 9687 1624  
 E: info@bctgroup.com.au





- LEGEND**
- EXISTING SHADOW BUILDING & FENCE
  - ADDITIONAL SHADOW
  - AREA OF P.O.S
  - EXISTING SHADOW LINE
  - TITLE BOUNDARY

**ANGLE OF SHADOWS:**  
22ND SEPTEMBER 2025

**NOTE:**  
SHADOWS ARE MEASURED ON THE 22nd SEPTEMBER (EQUINOX)  
S.P.O.S = SECLUDED PRIVATE OPEN SPACE  
P.O.S = PRIVATE OPEN SPACE  
SHADOW DIAGRAMS ARE NOT TO SCALE, IMAGES NOT TO SCALE

**13 EXISTING SHADOW DIAGRAM - 3PM**  
1 : 200

**14 PROPOSED SHADOW DIAGRAM - 3PM**  
1 : 200



**1 EXISTING STREET SCAPE**  
1 : 100



**2 PROPOSED STREET SCAPE**  
1 : 100

SHEET NAME: <b>SHADOW DIAGRAM &amp; STREET SCAPE</b>		ADDRESS: No. 9 KENT STREET, SEDDON		SHEET NO. <b>A603</b>	
PROJECT: KNOCK-DOWN RE-BUILD		CLIENT: MARIJA & EMMA		BCT GROUP EST. 2012 289 GEELONG ROAD KINGSVILLE VIC, 3012 DBU-16813 P: (03) 9687 1624 CBD-U 50933 E: info@bctgroup.com.au	
SCALE (A2) As indicated	REV:	NOTES:	DRAWN:	DATE:	REV: NOTES: DRAWN: DATE:
	A	PRELIMINARY TOWN PLANNING DOCUMENTATION	MA	9/12/2025	
	B	CLIENT REVISIONS	MA	5/01/2026	
	C	TOWN PLANNING RF'S	MA	6/02/2026	