

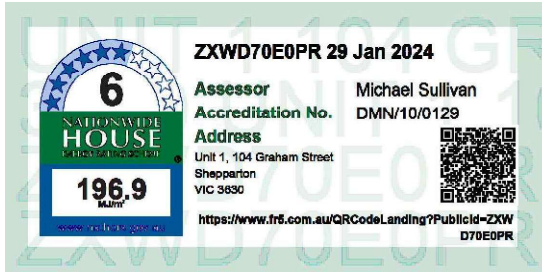
NOTES

- Floor Tiles
- Carpet
- Timber Floor
Internal - Vinyl Plank
- Plain Concrete
- New walls (Stud)
- New Walls (Brick Veneer)
- New internal walls (Stud)
with R2.5 wall insulation
- Windows -represents a
window 1000H x 1500W
- Windows - Obscure Glazing
- Windows - Double Glazing
- Dishwasher provision
- 10 15
- 1500 Wide
1000 High
- OBS
- DG
- DW

NOTE
All tiling & waterproofing of all wet areas must be compliant to AS3740.
Any window sill below 1800mm high must be fully sealed, waterproofed & compliant to AS3740.

TERMITES
Part A
Penetration collars (must be used in conjunction with treated timber to obtain the certificate of occupancy.

CABINETRY
Kitchen, Laundry, Bathroom & Ensuite, refer to design by cabinet maker.



SMOKE DETECTORS
Smoke detectors to be fitted between bedrooms and living areas. These shall be installed as per AS 3786 All smoke detectors to be 10 year Li-Ion and interconnected. Connect to mains electricity supply.

BUSHFIRE REQUIREMENTS
The proposed dwelling is NOT located in Bushfire Prone Area & therefore does not require a BAL assessment or any construction requirements as per AS3959:2018

Unit 1 Area		
Living Area	126.60m²	13.63 SQ'S
Garage Area	36.01m²	3.88 SQ'S
Portico Area	6.35m²	0.68 SQ'S
Alfresco Area	8.88m²	0.96 SQ'S
TOTAL FLOOR AREA	177.84m²	19.14 SQ'S

Floor Plan

Version 2 - 6/12/2023
Drawing Status

For Construction

GENERAL
All dimensions, site and soil conditions to be verified on site, by builder, prior to ordering or placing any materials. All work shall conform to the National Construction Code of Australia.
Do Not scale drawings. This drawing is Copyright.
WALL THICKNESS
External Brick Veneer walls - 240mm
Internal Stud walls - 90mm (unless otherwise stated)
WEATHER STRIPS
Weather strip to all external hinged doors.
DOORS
Doors shall be 820 x 2040 unless noted otherwise.

CLIENT
Sessions Builders

PROJECT
Proposed Unit Development
Lot 5, No.104 Graham Street
Shepparton VIC 3630.

DATE
September 2023

DRAWN
B. Saunders

DESIGN
Client

CHECKED
B. Mactier

SCALE
1:100 @ A3 Sheet

REGISTRATION NUMBERS
VIC CDP-AD56576

DRAWING TITLE
Floor plan Unit 1

SHEET NUMBER
WD4 of 58

JOB NUMBER
24639

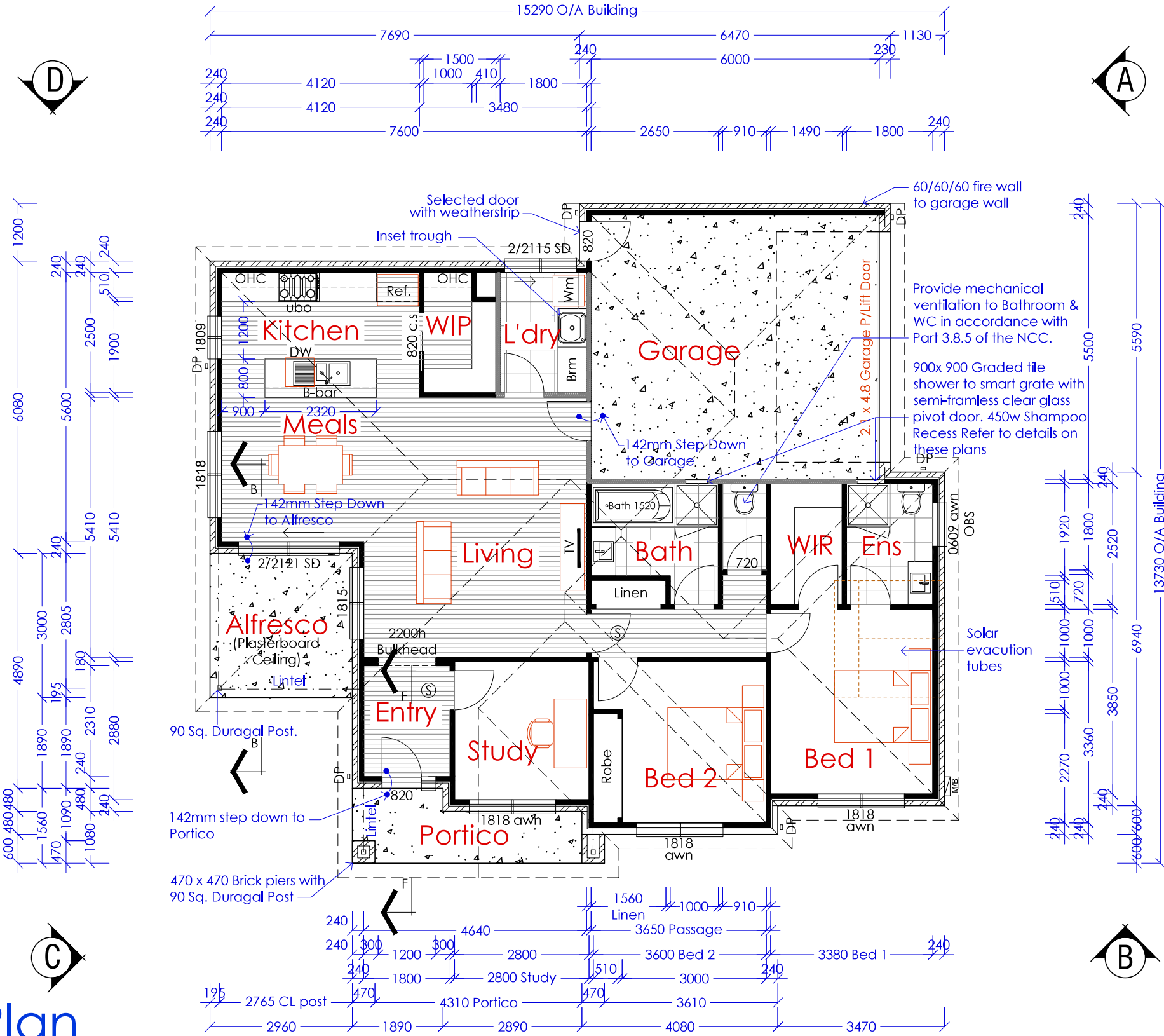
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11-13 Sydney St, Kilmore
(03) 58 221 255
admin@brucemactier.com
www.brucemactier.com.au

Proposed Floor Plan
Unit 1





PERMIT APPROVED
Permit No : 3354589032283
Date : 30/04/2024
Jordan Florance BSU-42133
Registered Building Surveyor Unlimited

NOTES

- Floor Tiles

Carpet

Timber Floor

Internal - Vinyl Plank

Plain Concrete

New walls (Stud)

New Walls (Brick Veneer)

New internal walls (Stud) with R2.5 wall insulation

Windows -represents a window 1000H x 1500W

Windows - Obscure Glazing

Windows - Double Glazing

Dishwasher provision
- 1500 Wide

1000 High

OBS

DG

DW

NOTE
All tiling & waterproofing of all wet areas must be compliant to AS3740.
Any window sill below 1800mm high must be fully sealed, waterproofed & compliant to AS3740.

TERMITES
Part A
Penetration collars (must be used in conjunction with treated timber to obtain the certificate of occupancy.

CABINETRY
Kitchen, Laundry, Bathroom & Ensuite, refer to design by cabinet maker.

SMOKE DETECTORS
Smoke detectors to be fitted between bedrooms and living areas. These shall be installed as per AS 3786 All smoke detectors to be 10 year Li-Ion and interconnected. Connect to mains electricity supply.

BUSHFIRE REQUIREMENTS
The proposed dwelling is NOT located in Bushfire Prone Area & therefore does not require a BAL assessment or any construction requirements as per AS3599:2018

6.1

NATIONWIDE HOUSE

193.8

MUMI

PPMOR0Y011 29 Jan 2024

Assessor Michael Sullivan

Accreditation No. DMN/10/0129

Address Unit 2, 104 Graham Street Shepparton VIC 3630

<https://www.nfh.com.au/QRCodeLanding?PublicId=PPMOR0Y011>

6.1

NATIONWIDE HOUSE

192.9

MUMI

1BBDZQEQQV 29 Jan 2024

Assessor Michael Sullivan

Accreditation No. DMN/10/0129

Address Unit 4, 104 Graham Street Shepparton VIC 3630

<https://www.nfh.com.au/QRCodeLanding?PublicId=1BBDZQEQQV>

Units 2 & 4 Area		
Living Area	123.44m²	13.29 SQ'S
Garage Area	36.28m²	3.91 SQ'S
Portico Area	3.79m²	0.41 SQ'S
Alfresco Area	8.30m²	0.89 SQ'S
TOTAL FLOOR AREA	171.81m²	18.49 SQ'S

Floor Plan

Version 2 - 6/12/2023
Drawing Status

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WEATHER STRIPS
Weather strip to all external hinged doors.
DOORS
Doors shall be 820 x 2040 unless noted otherwise.

CLIENT
Sessions Builders

PROJECT
Proposed Unit Development
Lot 5, No.104 Graham Street
Shepparton VIC 3630.

DATE
September 2023

DRAWN
B. Saunders

DESIGN
Client

CHECKED
B. Mactier

SCALE
1:100 @ A3 Sheet

REGISTRATION NUMBERS
VIC CDP-AD56576

DRAWING TITLE
Floor plan Unit 2 & 4

SHEET NUMBER
WD9 of 58

JOB NUMBER
24639



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BUILDING DESIGNERS

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11-13 Sydney St, Kilmore

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Proposed Floor Plan
Unit 2 & 4

PERMISSION TO BUILD

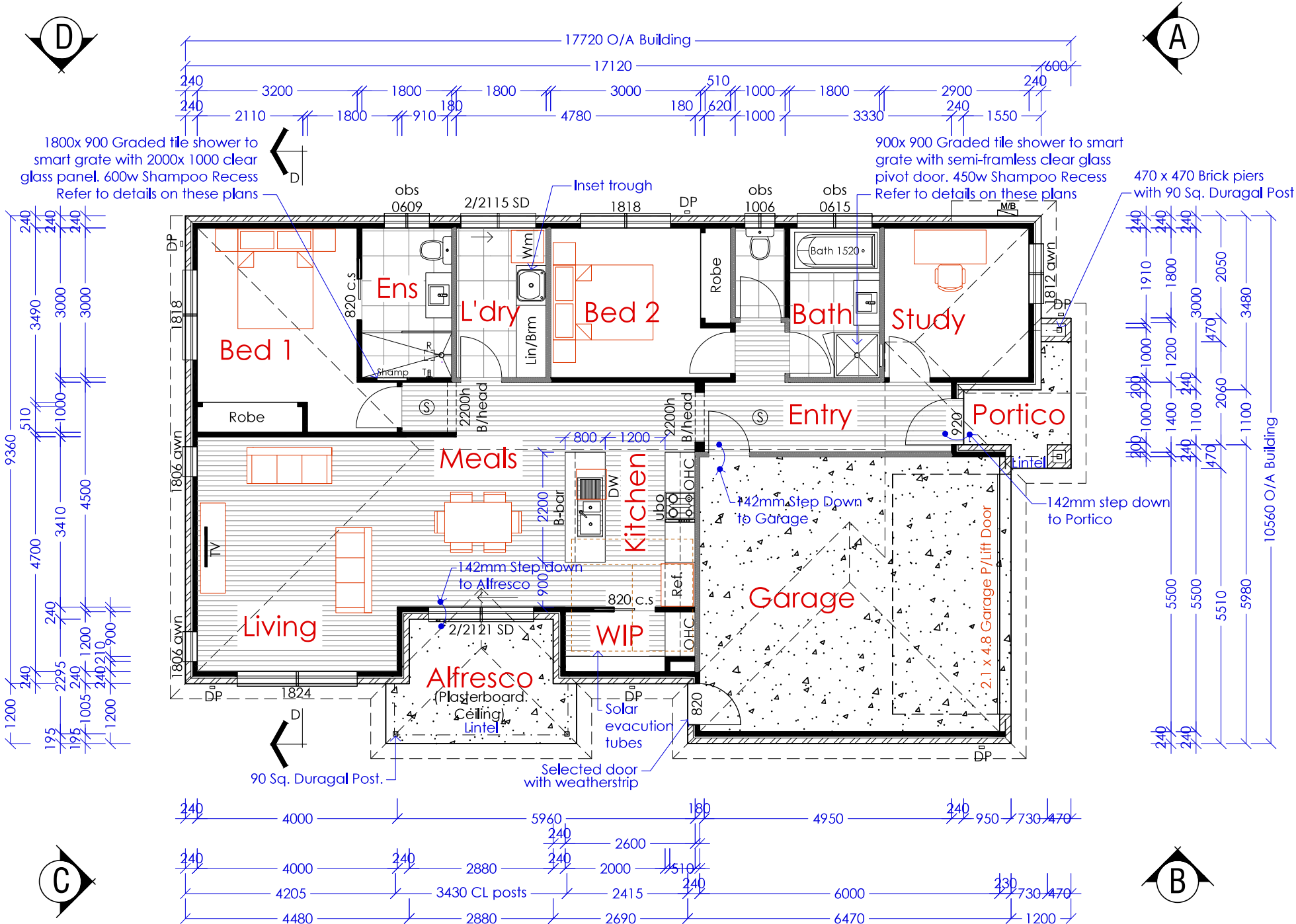
PERMIT APPROVED

Permit No : 3354589032283

Date : 30/04/2024

Jordan Florance BSU-42133

Registered Building Surveyor Unlimited



NOTES

- Floor Tiles
- Carpet
- Timber Floor
Internal - Vinyl Plank
- Plain Concrete
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- New Walls (Brick Veneer)
- New internal walls (Stud)
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- Windows -represents a
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- Windows - Obscure Glazing
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- Dishwasher provision
- 10 15
- OBS
- DG
- DW

NOTE
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TERMITES
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Kitchen, Laundry, Bathroom & Ensuite, refer to design by cabinet maker.

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BUSHFIRE REQUIREMENTS
The proposed dwelling is NOT located in Bushfire Prone Area & therefore does not require a BAL assessment or any construction requirements as per AS3959:2018

Unit 6 Area		
Living Area	126.93m ²	13.66 SQ'S
Garage Area	37.25m ²	4.01 SQ'S
Portico Area	3.76m ²	0.40 SQ'S
Alfresco Area	8.36m ²	0.90 SQ'S
TOTAL FLOOR AREA	176.30m ²	18.98 SQ'S

Floor Plan

Version 2 - 6/12/2023
Drawing Status

For Construction

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Do Not scale drawings. This drawing is Copyright.
WALL THICKNESS
External Brick Veneer walls - 240mm
Internal Stud walls - 90mm (unless otherwise stated)
WEATHER STRIPS
Weather strip to all external hinged doors.
DOORS
Doors shall be 820 x 2040 unless noted otherwise.

CLIENT
Sessions Builders

PROJECT
Proposed Unit Development
Lot 5, No.104 Graham Street
Shepparton VIC 3630.

DATE
September 2023

DRAWN
B. Saunders

DESIGN
Client

CHECKED
B. Mactier

SCALE
1:100 @ A3 Sheet

REGISTRATION NUMBERS
VIC CDP-AD56576

DRAWING TITLE
Floor Plan - Unit 6

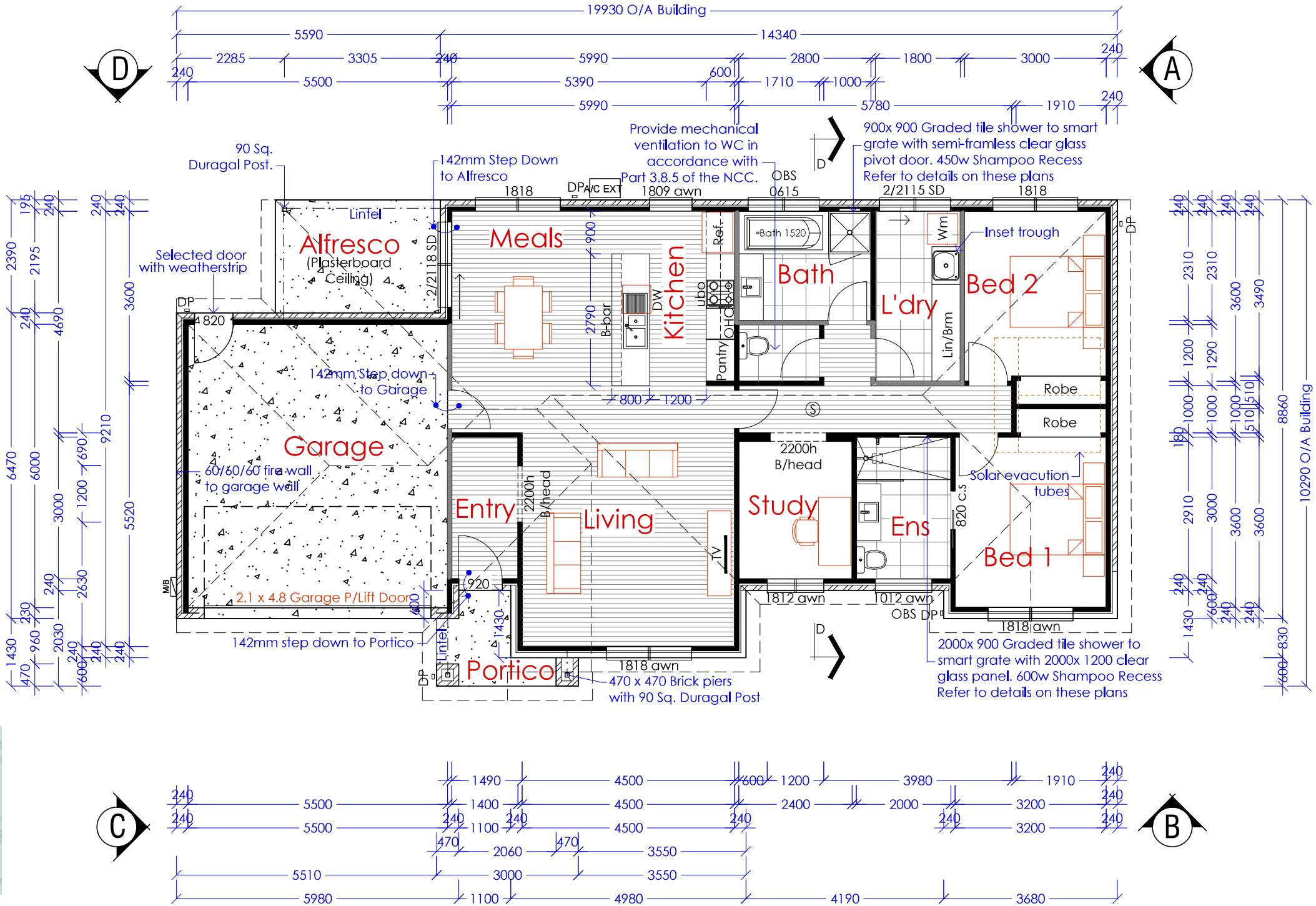
SHEET NUMBER
WD21 of 58

JOB NUMBER
24639

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www.brucemactier.com.au



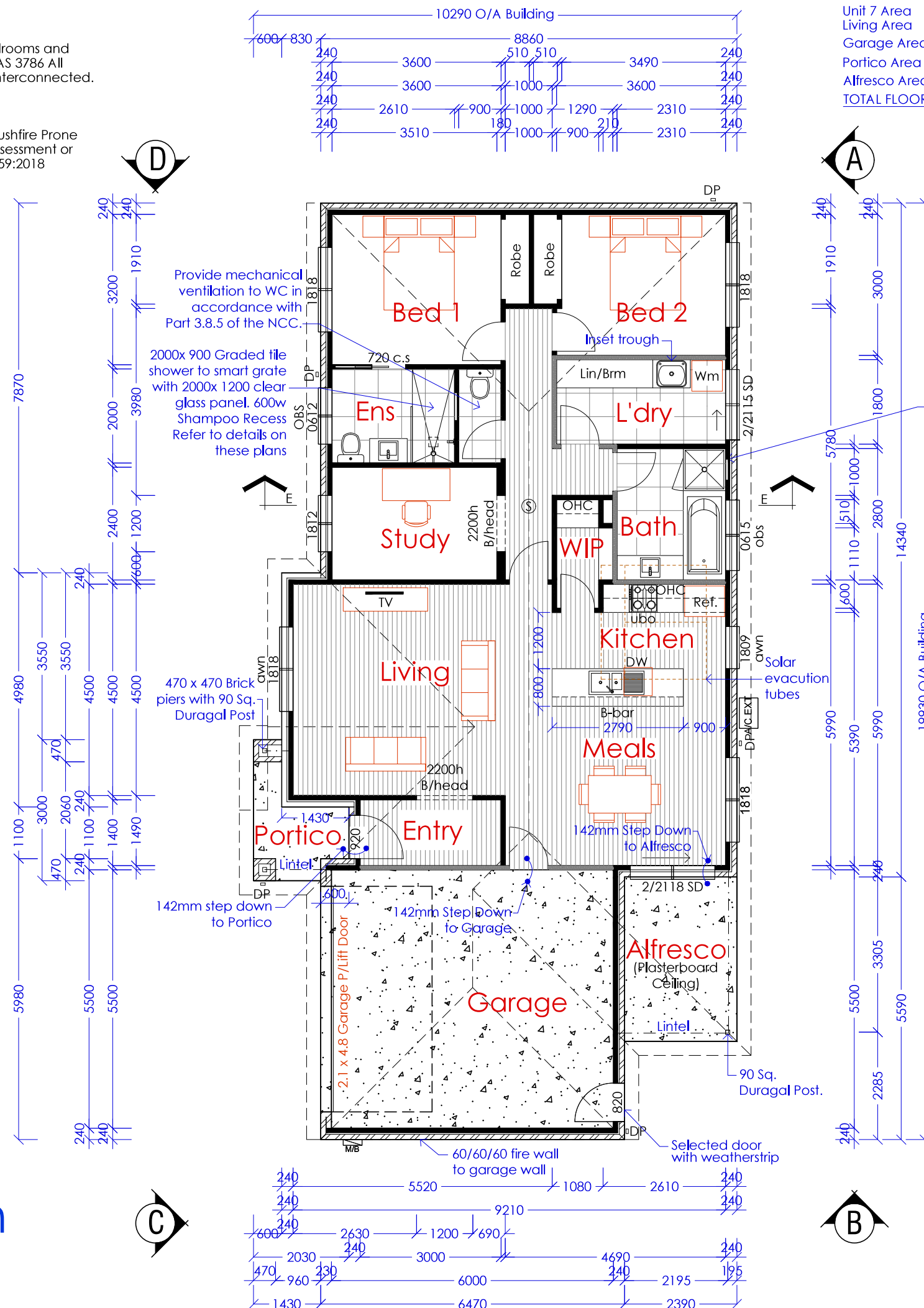
PERMIT APPROVED
Permit No : 3354589032283
Date : 30/04/2024
Jordan Florance BSU-42133
Registered Building Surveyor Unlimited

OIKQHGZPLU 29 Jan 2024

Assessor Michael Sullivan
Accreditation No. DMN/10/0129
Address Unit 6, 104 Graham Street
Shepparton VIC 3630
<https://www.rfs.com.au/QRCodeLanding?PublicId=OIKQHGZPLU>

Proposed Floor Plan -
Unit 6

(03) 58 221 255
admin@brucemactier.com
www.brucemactier.com.au



NOTES

- Floor Tiles
- Carpet
- Timber Floor
Internal - Vinyl Plank
- Plain Concrete
- New walls (Stud)
- New Walls (Brick Veneer)
- New Walls (75mm foam cladding)
- New internal walls (Stud)
with R2.5 wall insulation
- Windows -represents a
window 1000H x 1500W
- Windows - Obscure Glazing
- Windows - Double Glazing
- Refer to Energy Rating report for
glazing types and glazing values etc.
- Dishwasher provision

NOTE
All tiling & waterproofing of all wet
areas must be compliant to AS3740.
Any window sill below 1800mm high
must be fully sealed, waterproofed &
compliant to AS3740.

TERMITES
Part A
Penetration collars (must be used in
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living areas. These shall be installed as per AS 3786 All
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Connect to mains electricity supply.

BUSHFIRE REQUIREMENTS
The proposed dwelling is NOT located in Bushfire Prone
Area & therefore does not require a BAL assessment or
any construction requirements as per AS3959:2018

Stair Details
Riser Height - Min. 115mm, Max. 190mm
Tread Going - Min. 250mm, Max. 355mm
Minimum Vertical Clearance - 2000mm
Install 1 no H/rail 900 above nosing for dwellings
Balustrades
(applicable for landings, Balconies & Verandahs
1000mm Min. above ground level).
Height
865mm Min. above stair tread nosings.
1000mm Min. above Finished Floor Level.
Openings
Constructed so a 125mm sphere cannot pass through.
Slip Resistance
Stair treads or nosing strip slip-resistance classification to
be not less than listed in NCC Volume 2 Table 3.9.1.3.

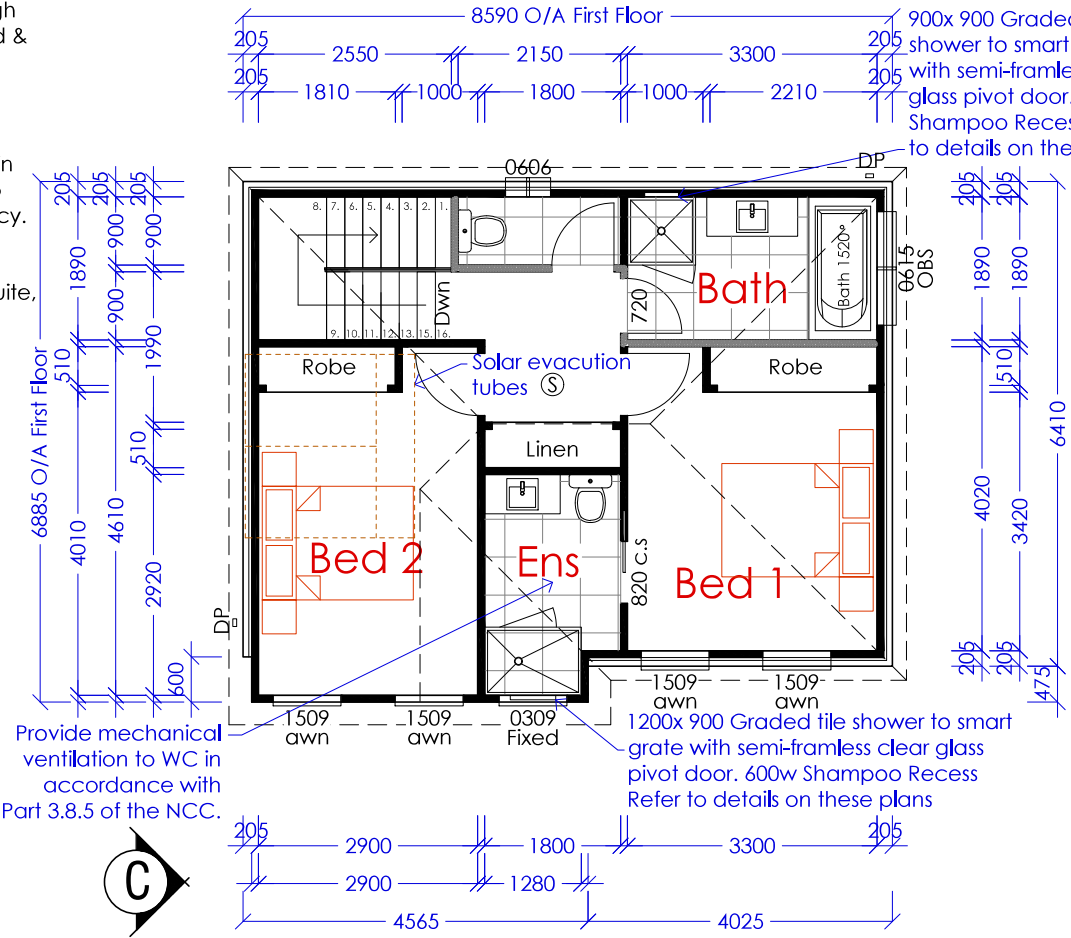
PERMIT APPROVED

Permit No : 3354589032283

Date : 30/04/2024

Jordan Florance BSU-42133

Registered Building Surveyor Unlimited



First Floor

6.1

NATIONAL HOUSE

191.2

UNI28D9CZM 29 Jan 2024

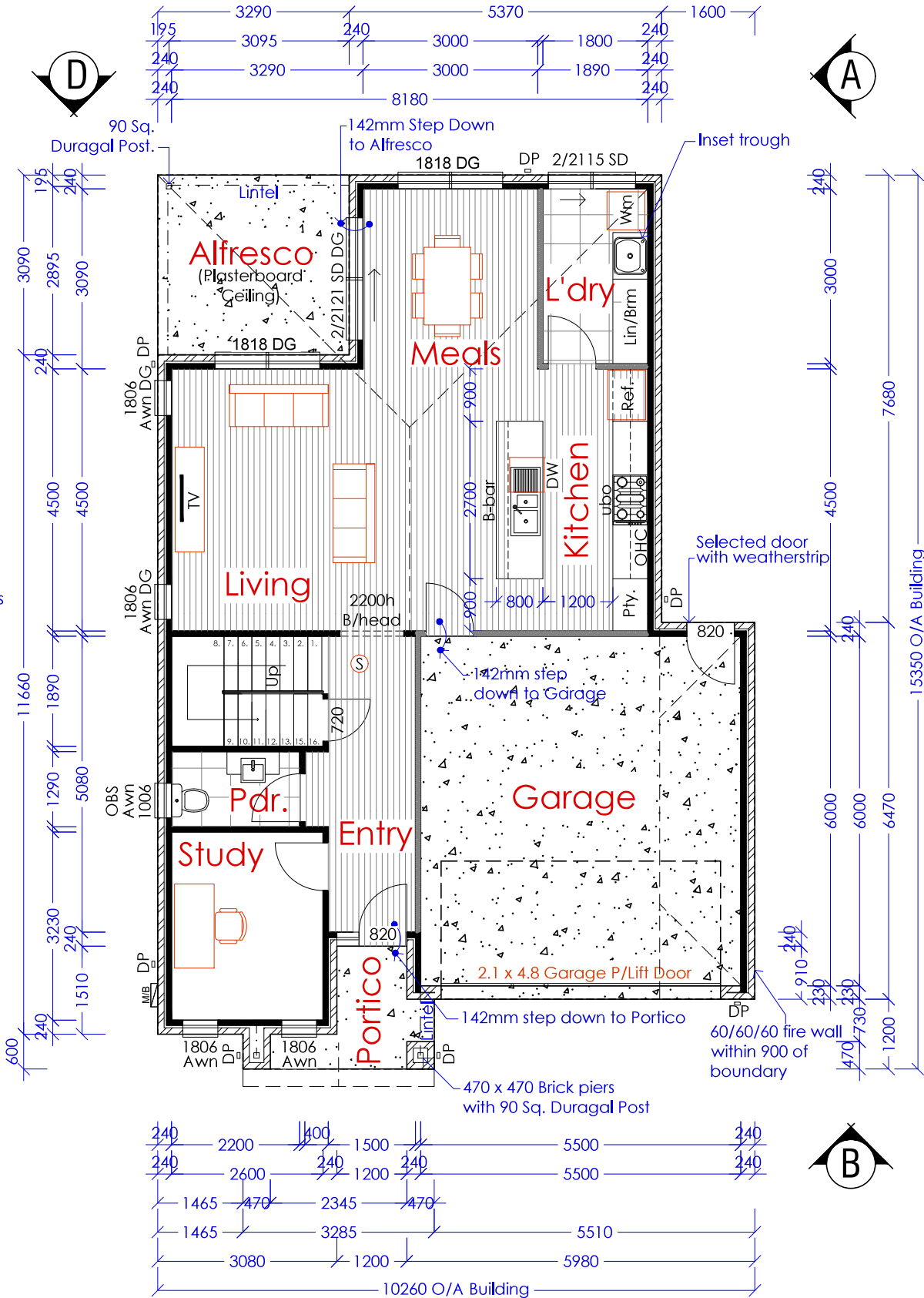
Assessor Michael Sullivan

Accreditation No. DMN/10/0129

Address Unit 11, 104 Graham Street Shepparton VIC 3630

https://www.fs.com.au/QRCodeLanding?PublicId=UNI28D9CZM

Unit 11 Area		
Ground Floor Living Area	87.12m²	9.38 SQ'S
First Floor Living Area	57.16m²	6.15 SQ'S
SUB-TOTAL AREA	144.28m²	15.53 SQ'S
Garage Area	36.14m²	3.89 SQ'S
Portico Area	4.28m²	0.46 SQ'S
Alfresco Area	10.17m²	1.09 SQ'S
TOTAL FLOOR AREA	194.87m²	20.98 SQ'S



Ground Floor

Floor Plan

Version 2 - 6/12/2023

Drawing Status

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WALL THICKNESS
External Brick Veneer walls - 240mm
External Foam Cladding walls - 205mm
Internal Stud walls - 90mm (unless otherwise stated)
WEATHER STRIPS
Weather strip to all external hinged doors.
DOORS
Doors shall be 820 x 2040 unless noted otherwise.

CLIENT
Sessions Builders

PROJECT
Proposed Unit Development
Lot 5, No.104 Graham Street
Shepparton VIC 3630.

DATE
September 2023

DRAWN
B. Saunders

DESIGN
Client

CHECKED
B. Mactier

SCALE
1:100 @ A3 Sheet

1:100 1m 2m 3m 4m

REGISTRATION NUMBERS
VIC CDP-AD56576

DRAWING TITLE
Floor Plan - Unit 11

SHEET NUMBER
WD43 of 58

JOB NUMBER
24639

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11-13 Sydney St, Kilmore

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admin@brucemactier.com
www.brucemactier.com.au

NOTES

- Floor Tiles
- Carpet
- Timber Floor
Internal - Vinyl Plank
- Plain Concrete
- New walls (Stud)
- New Walls (Brick Veneer)
- New Walls (75mm foam cladding)
- New internal walls (Stud)
with R2.5 wall insulation
- Windows -represents a
window 1000H x 1500W
- Windows - Obscure Glazing
- Windows - Double Glazing
- Refer to Energy Rating report for
glazing types and glazing values etc.
- Dishwasher provision

NOTE
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TERMITES
Part A
Penetration collars (must be used in
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CABINETRY
Kitchen, Laundry, Bathroom & Ensuite,
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SMOKE DETECTORS
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Stair Details
Riser Height - Min. 115mm, Max. 190mm
Tread Going - Min. 250mm, Max. 355mm
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1000mm Min. above ground level).
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1000mm Min. above Finished Floor Level.
Openings
Constructed so a 125mm sphere cannot pass through.
Slip Resistance
Stair treads or nosing strip slip-resistance classification to
be not less than listed in NCC Volume 2 Table 3.9.1.3.



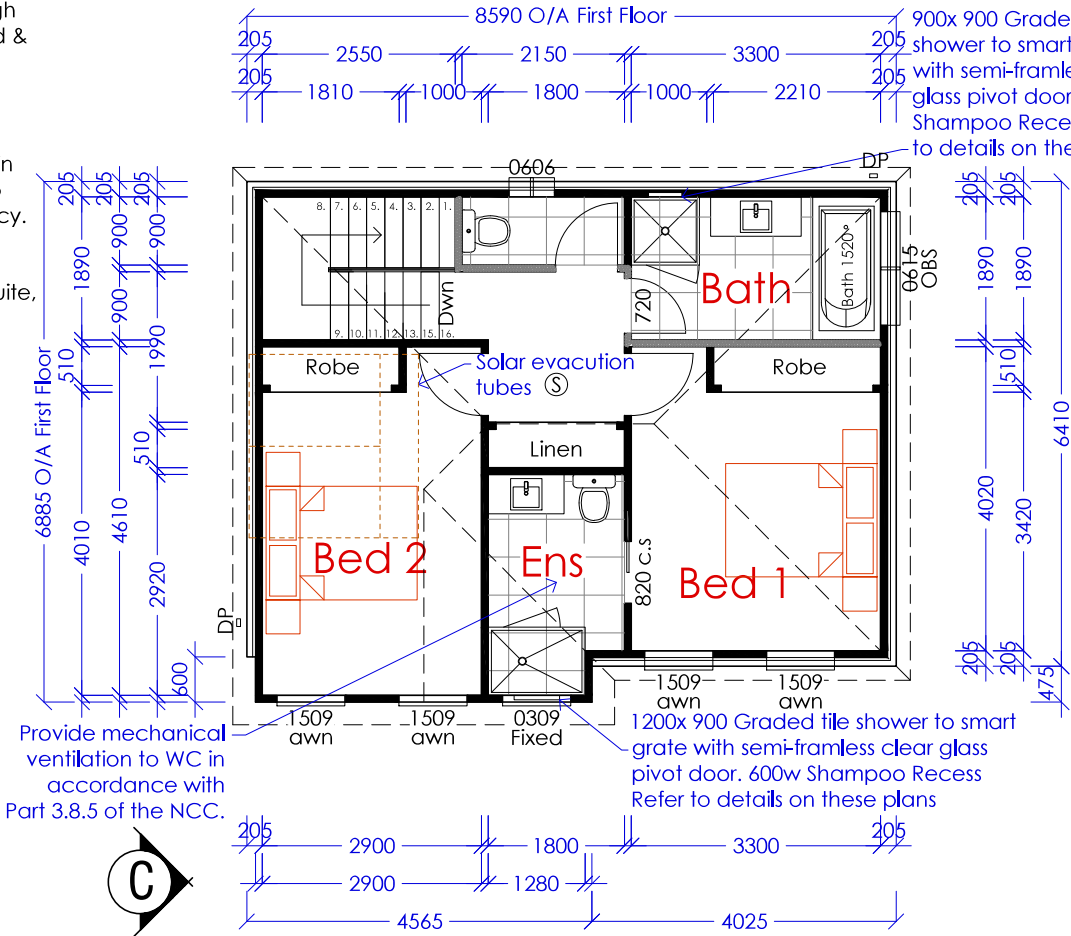
PERMIT APPROVED

Permit No : 3354589032283

Date : 30/04/2024

Jordan Florance BSU-42133

Registered Building Surveyor Unlimited



First Floor



RL6H6K9PIH 29 Jan 2024

Assessor Michael Sullivan

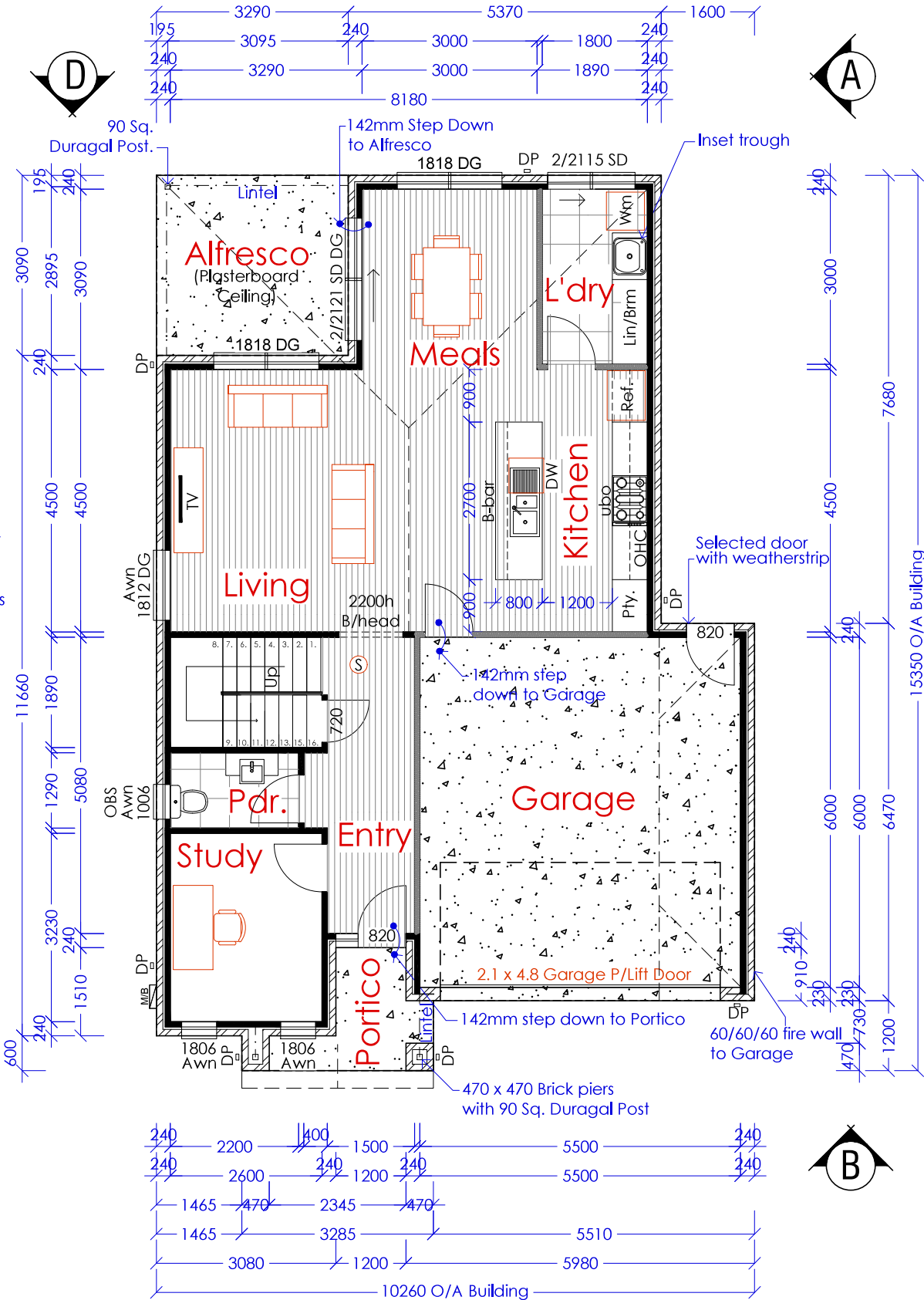
Accreditation No. DMN/10/0129

Address Unit 12, 104 Graham Street Shepparton VIC 3630

185.3 m²

https://www.rfs.com.au/QRCodeLanding?PublicId=RL6H6K9PIH

Unit 12 Area		
Ground Floor Living Area	87.12m ²	9.38 SQ'S
First Floor Living Area	57.16m ²	6.15 SQ'S
SUB-TOTAL AREA	144.28m ²	15.53 SQ'S
Garage Area	36.14m ²	3.89 SQ'S
Portico Area	4.28m ²	0.46 SQ'S
Alfresco Area	10.17m ²	1.09 SQ'S
TOTAL FLOOR AREA	194.87m ²	20.98 SQ'S



Ground Floor

Floor Plan

Version 2 - 6/12/2023

Drawing Status

For Construction

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WALL THICKNESS
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External Foam Cladding walls - 205mm
Internal Stud walls - 90mm (unless otherwise stated)
WEATHER STRIPS
Weather strip to all external hinged doors.
DOORS
Doors shall be 820 x 2040 unless noted otherwise.

CLIENT
Sessions Builders

PROJECT
Proposed Unit Development
Lot 5, No.104 Graham Street
Shepparton VIC 3630.

DATE
September 2023

DRAWN
B. Saunders

DESIGN
Client

CHECKED
B. Mactier

SCALE
1:100 @ A3 Sheet

REGISTRATION NUMBERS
VIC CDP-AD56576

DRAWING TITLE
Floor Plan - Unit 12

SHEET NUMBER
WD45 of 58

JOB NUMBER
24639

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