

TOWN PLANNING APPLICATION

MULTI-UNIT DEVELOPMENT

No. 97 BALLARAT ROAD MAIDSTONE VIC 3012

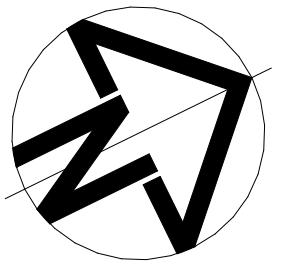
KATDESIGN

DRAWING SCHEDULE	
No	NAME
TP01	SITE CONTEXT PLAN
TP02	DESIGN RESPONSE PLAN
TP03	EXISTING/DEMOLITION GROUND FLOOR...
TP04	PROPOSED GROUND FLOOR PLAN
TP05	PROPOSED FIRST FLOOR PLAN
TP06	PROPOSED ROOF PLAN
TP09	SHADOW DIAGRAMS
TP10	SHADOW DIAGRAMS
TP11	BREEZE PATH DIAGRAM
TP12	FINISHES SCHEDULE
TP13	GARDEN AREA

CITY OF MARIBYRNONG ADVERTISED PLAN

KATDESIGN

POBox 2323 Moorabbin, VIC, 3189
office: 445-449 South Rd, Bentleigh, VIC
Phone: 04 3166 4392
E-mail: e.svyatitskaya@gmail.com



Project North



PHOTO 1: 99 BALLARAT ROAD



PHOTO 2: 97 BALLARAT ROAD

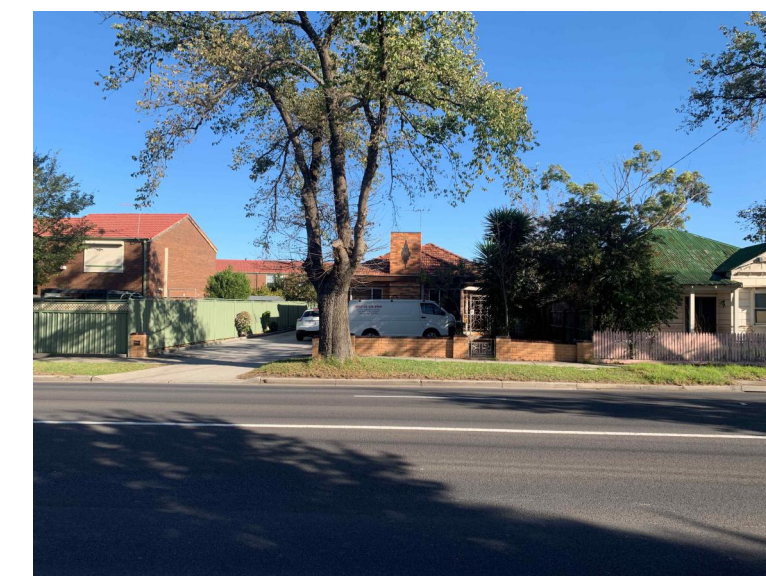


PHOTO 3: 91 BALLARAT ROAD

[illegible]

Client: Lyzlov Danylo

Address: 97 BALLARAT ROAD MAIDSTONE
VIC 3012

SITE CONTEXT PLAN

Project number	25_XIV_033
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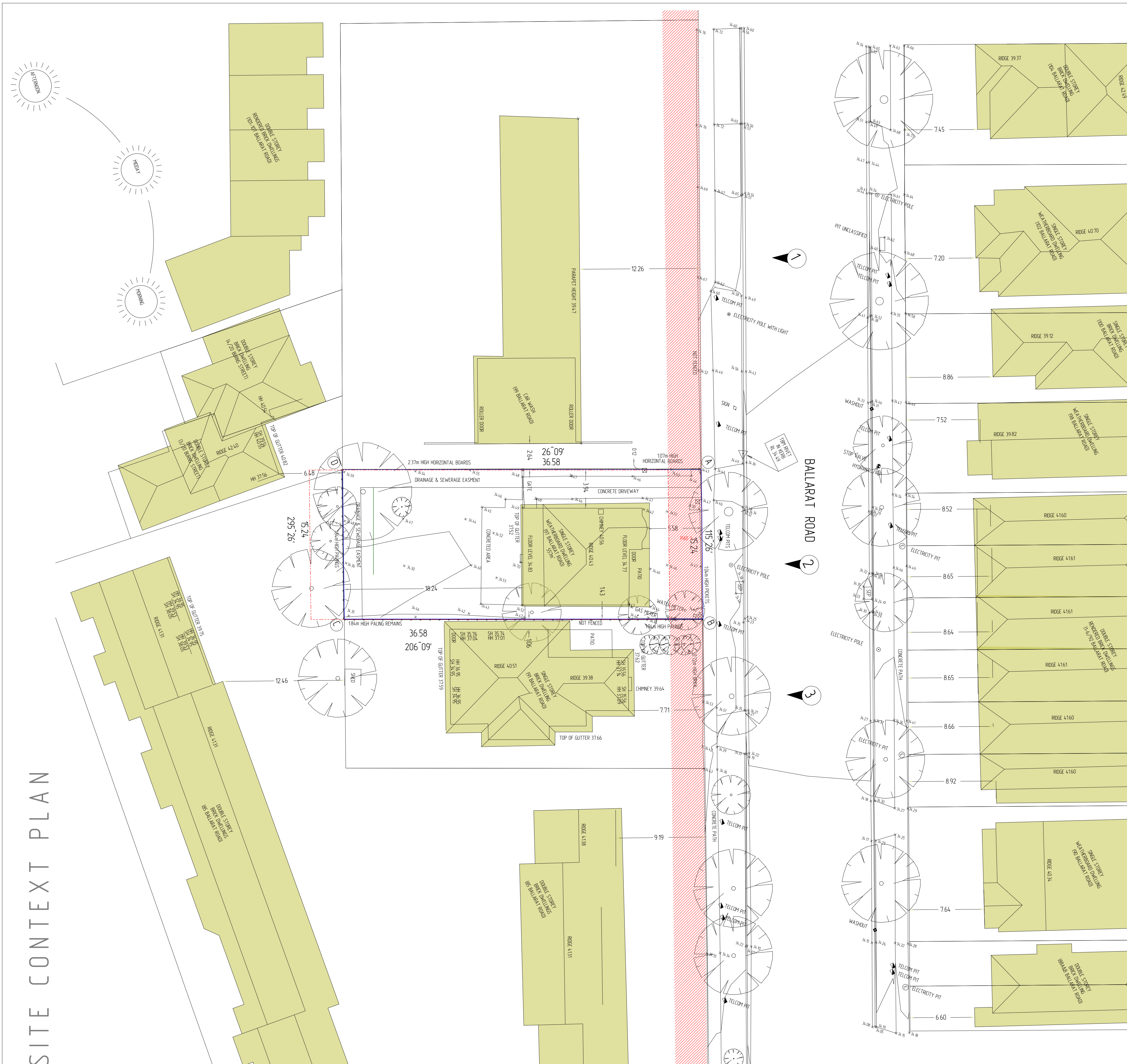
Date	APRIL 2026
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Drawn by	MG
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Checked by	KS
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TP01

Scale	1:200
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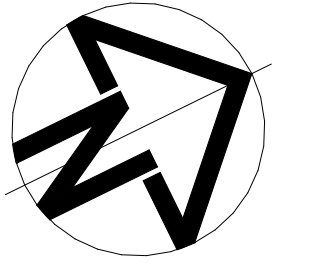


SITE CONTEXT PLAN

CITY OF MARIBYRNONG ADVERTISED PLAN

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Project North

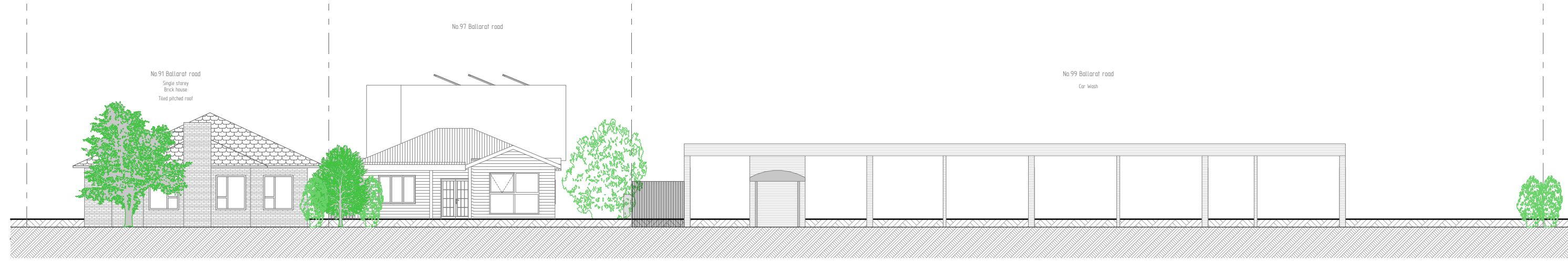
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Client: Lyzlov Danylo

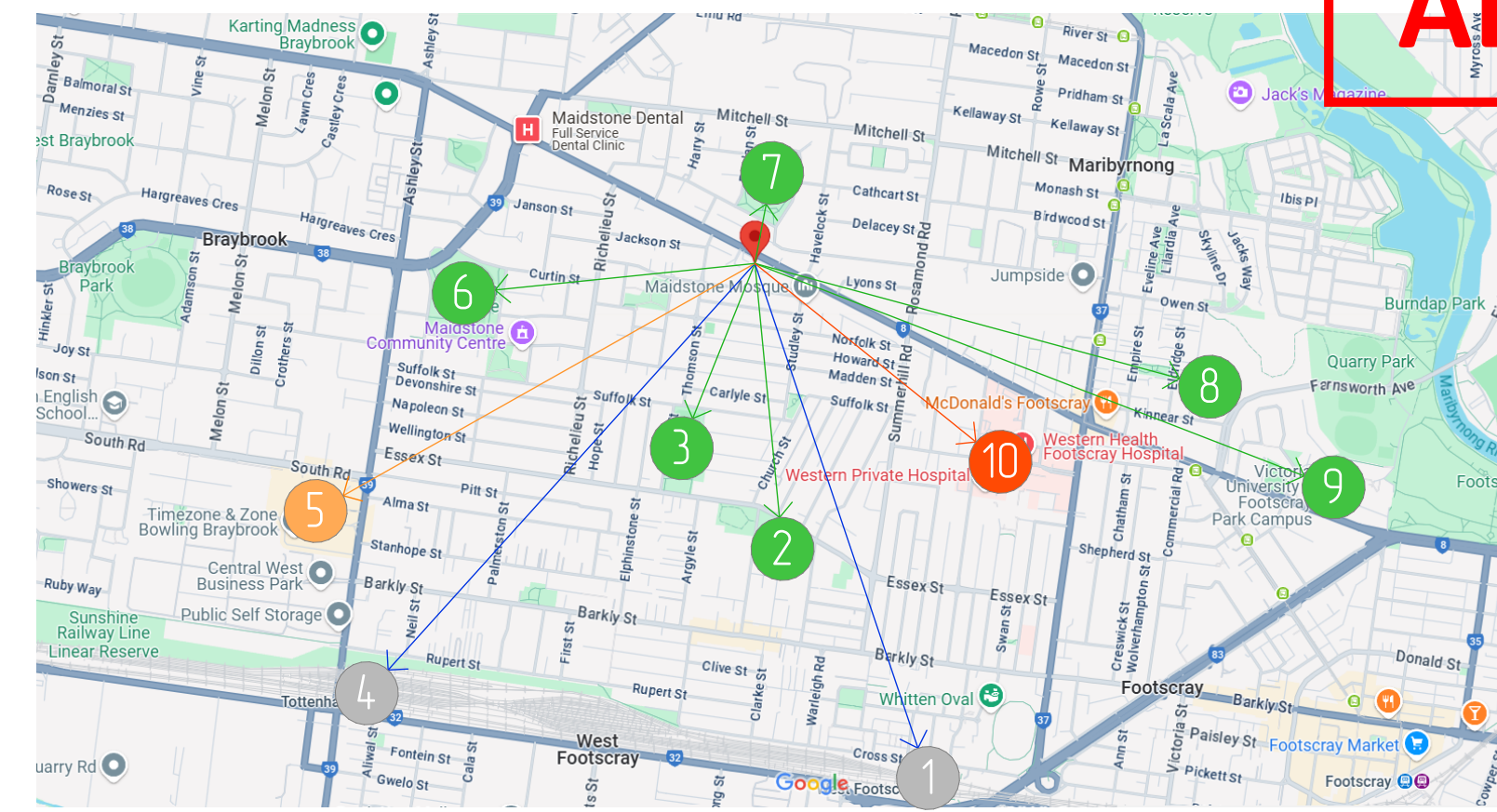
Address: 97 BALLARAT ROAD MAIDSTONE
 VIC 3012

DESIGN RESPONSE PLAN

Project number	25_XIV_033
Date	APRIL 2026
Drawn by	MG
Checked by	KS
TP02	
Scale	1:200, 1:100, 1:1589



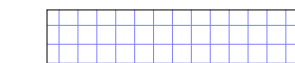
BALLARAT ROAD STREETSCAPE 1:200



1. West Footscray Train Station - 18 km South
2. Shorten Reserve - 0.9 km South
3. Johnson Reserve - 0.7 km South
4. Tottenham Train Station - 1.9 km SW
5. Central West Shopping Centre - 1.7 km SW
6. Dabson Reserve - 0.5 km West
7. Scovell Reserve - 0.3 km North
8. Footscray Highschool Campus - 1.5 km SE
9. Victoria University - 2.0 km SE
10. Western Health Footscray Hospital - 10 km SE

LEGEND:

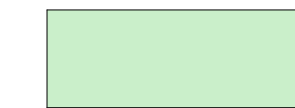
Selected Tiled Flooring:



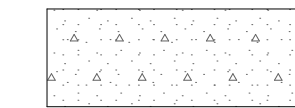
External Permeable paving



Drought tollerant turf as
selected (see landscape design)

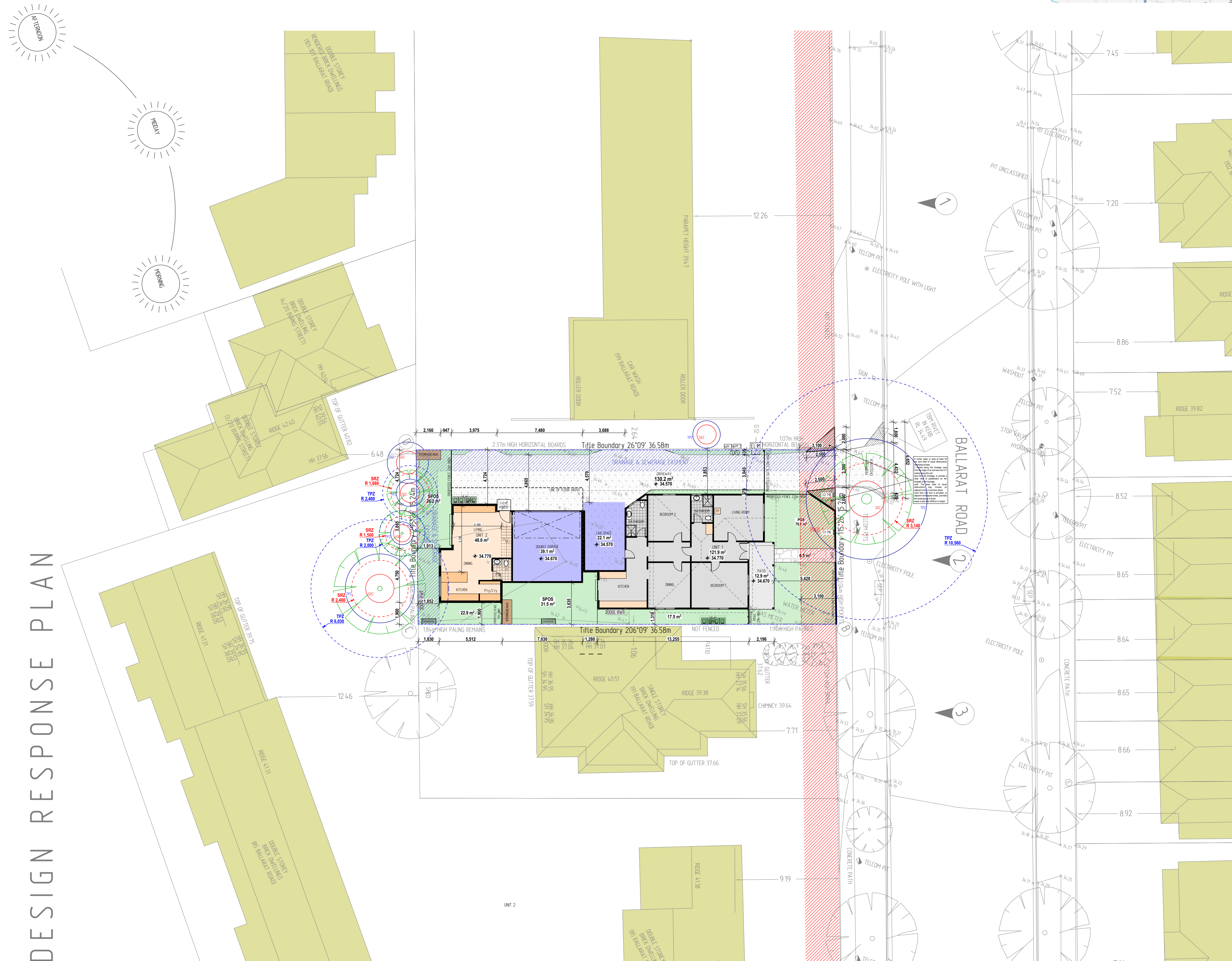


Concrete Driveway



SITE SUMMARY	
TOTAL SITE AREA	557.50 m ²
SITE COVERAGE	
UNIT 1	156.90 m ²
UNIT 2	87.90 m ²
TOTAL	244.80 m ² - 43.91%
IMPERVIOUS SURFACES	
BUILDINGS	244.80 m ²
CONCRETE DRIVEWAY	130.20 m ²
TOTAL	375.00 m ² - 64.94%
PERMEABILITY TOTAL	182.50 m ² - 32.74%
GARDEN AREA TOTAL	168.26 m ² - 30.18%

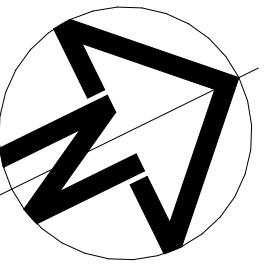
DESIGN RESPONSE PLAN



CITY OF MARIBYRNONG ADVERTISED PLAN

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[illegible]

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VIC 3012

EXISTING/DEMOLITION GROUND
FLOOR PLAN

Project number	25_XIV_033
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Date APRIL 2026

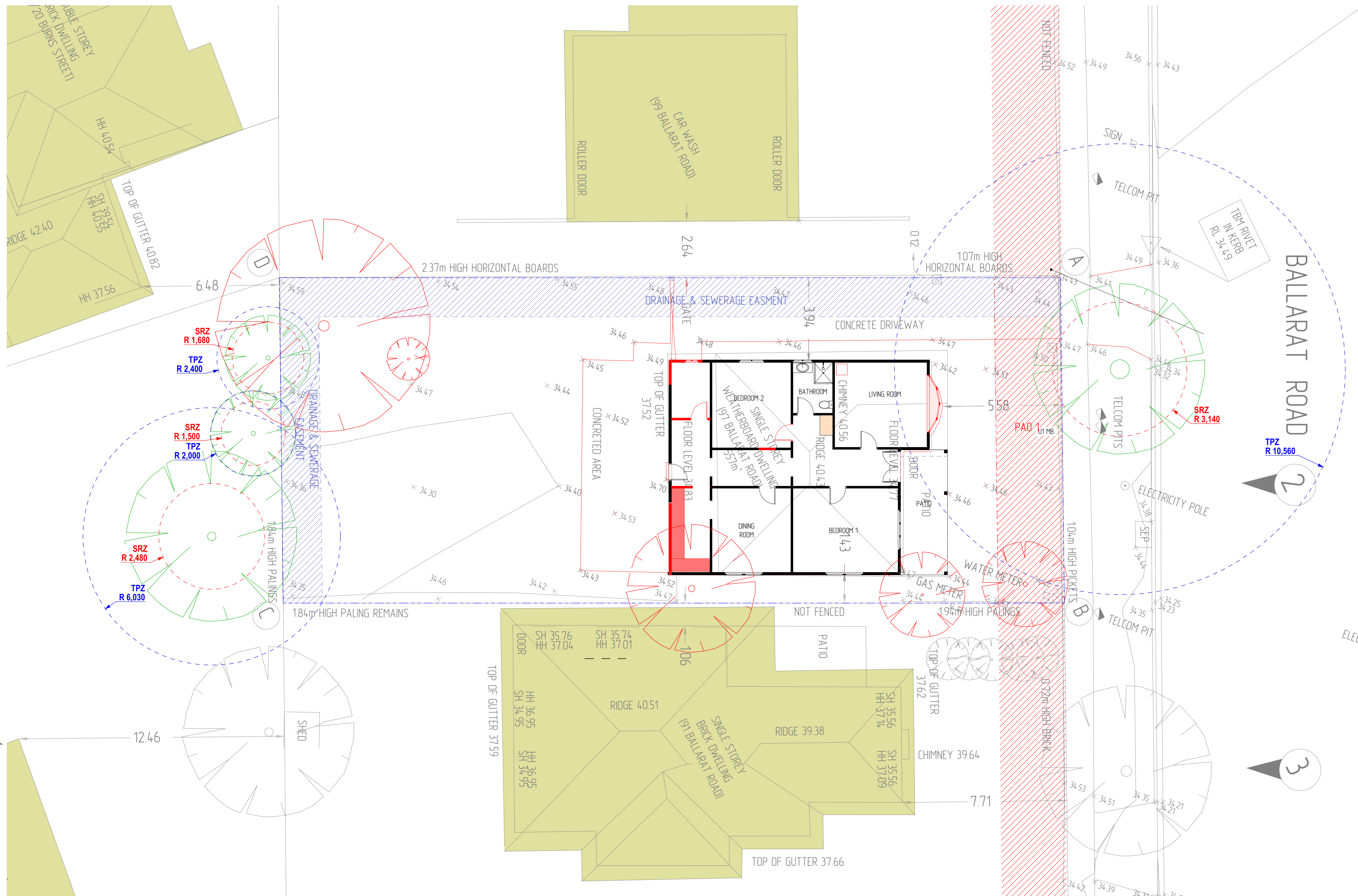
Drawn by MG

Checked by	KS
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TP03

Scale 1:100

EXISTING/DEMOLITION GROUND FLOOR PLAN



CITY OF MARIBYRNONG ADVERTISED PLAN

AREAS:

UNIT 1
GR. FL. - 121.90 m²
CAR SPACE - 21.90 m²
PATIO - 12.90 m²

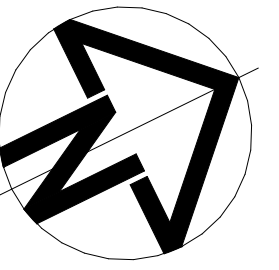
UNIT 2

GR. FL.	- 48.60 m ²
GARAGE	- 39.30 m ²
PORCH	- 1.20 m ²
FIRST FL.	- 105.60 m ²

TOTAL - 156.70 m² (**16.87sq**) **TOTAL** - 194.70 m² (**20.96sq**)

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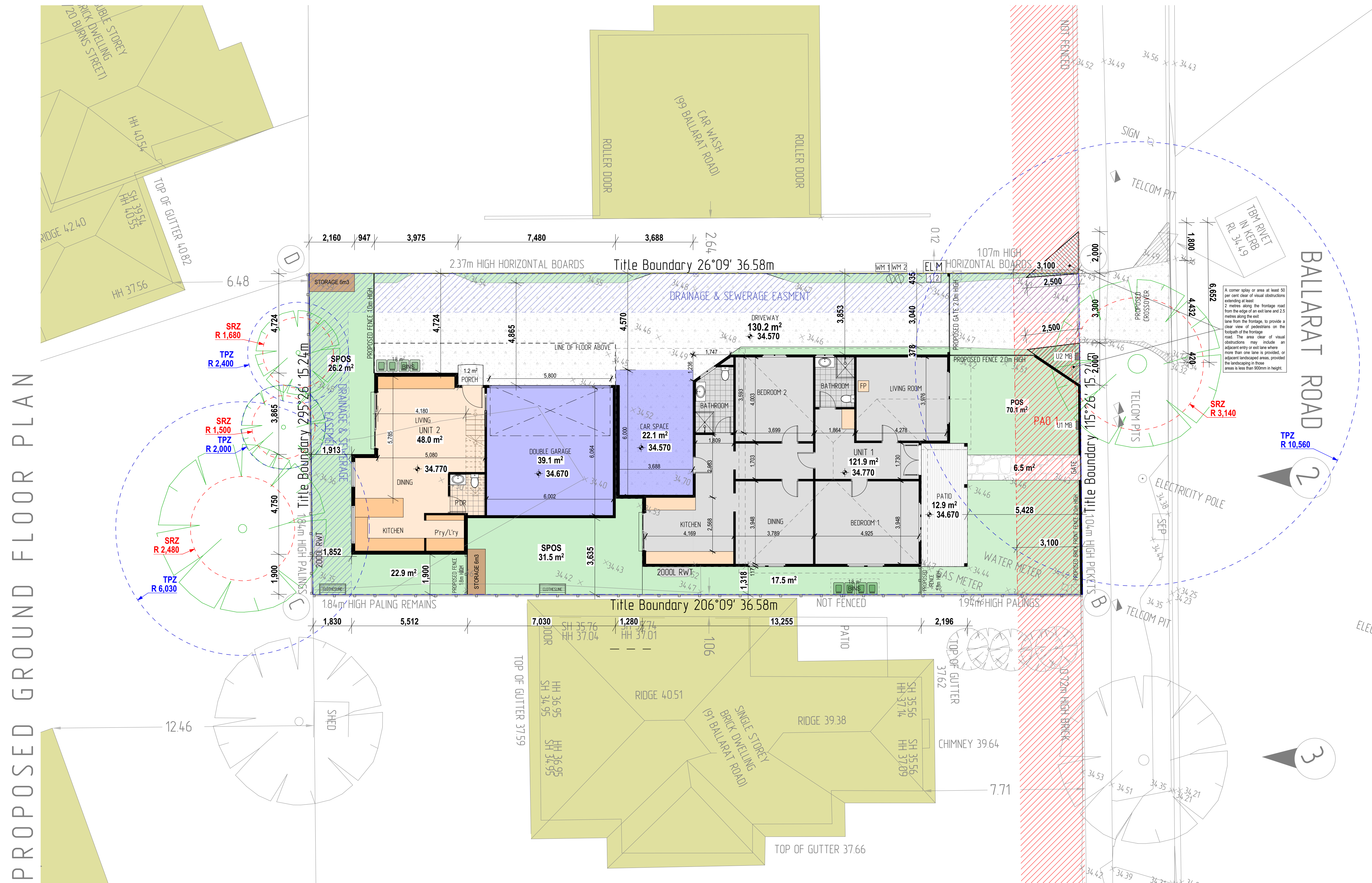
[illegible]

Client: Lyzlov Danylo

Address: 97 BALLARAT ROAD MAIDSTONE
VIC 3012

PROPOSED GROUND FLOOR PLAN

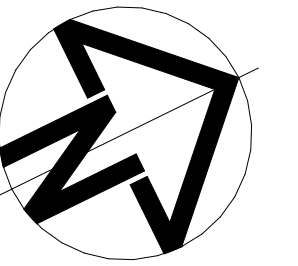
Project number	25_XIV_033
Date	APRIL 2026
Drawn by	MG
Checked by	KS
TP04	
Scale	1:100



UNIT 1		UNIT 2	
GR. FL.	- 121.90 m ²	GR. FL.	- 48.60 m ²
CAR SPACE	- 21.90 m ²	GARAGE	- 39.30 m ²
PATIO	- 12.90 m ²	PORCH	- 1.20 m ²
		FIRST FL.	- 105.60 m ²
TOTAL	- 156.70 m² (16.87sq)	TOTAL	- 194.70 m² (20.96sq)

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Project North

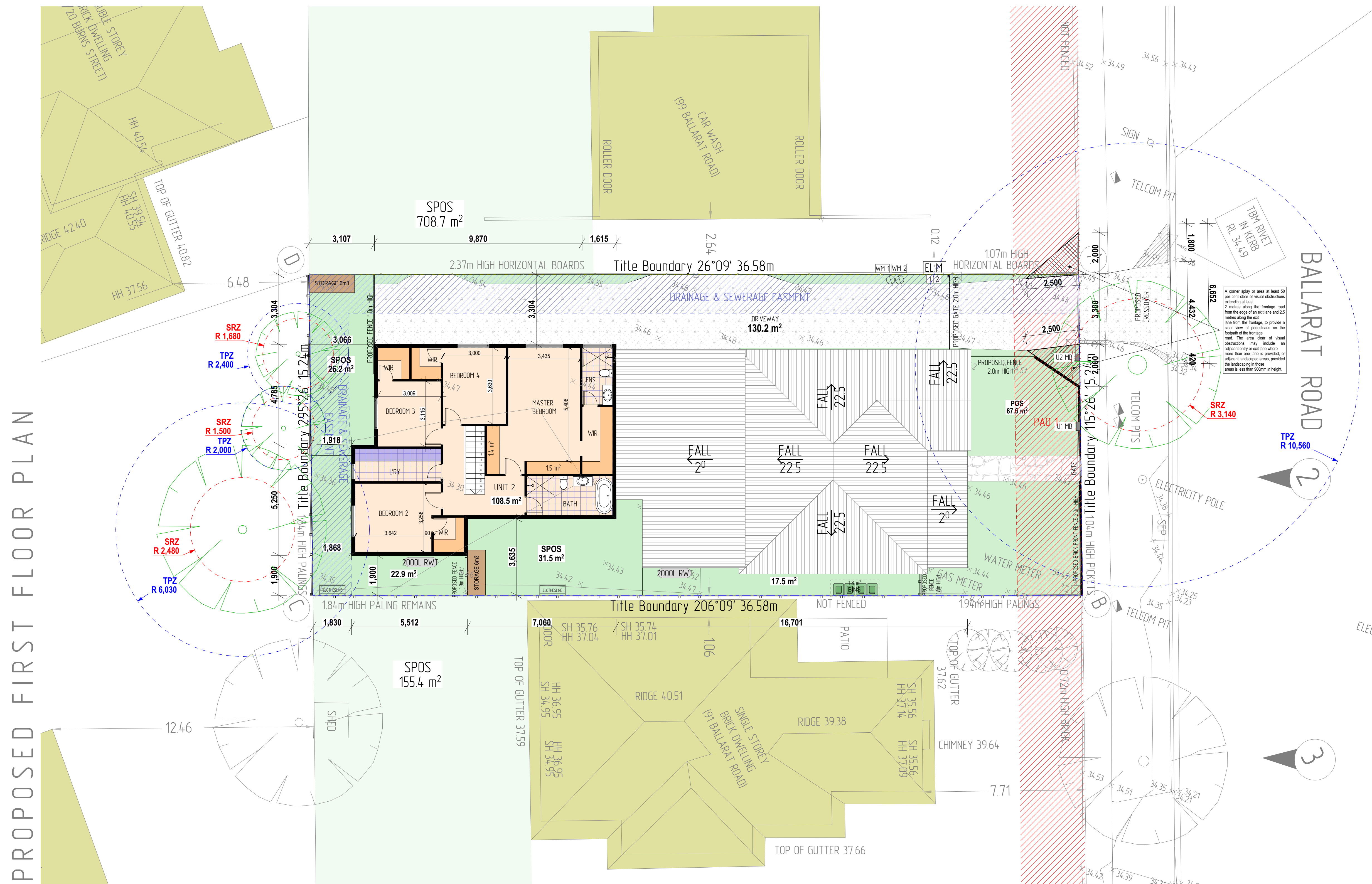
[illegible]

Client: Lyzlov Danylo

Address: 97 BALLARAT ROAD MAIDSTONE
VIC 3012

PROPOSED FIRST FLOOR PLAN

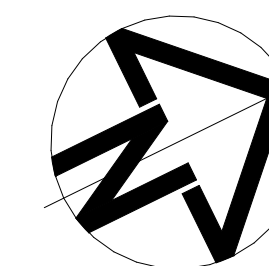
Project number	25_XIV_033
Date	APRIL 2026
Drawn by	MG
Checked by	KS
TPO5	
Scale	1:100



UNIT 1		UNIT 2	
GR. FL.	- 121.90 m ²	GR. FL.	- 48.60 m ²
CAR SPACE	- 21.90 m ²	GARAGE	- 39.30 m ²
PATIO	- 12.90 m ²	PORCH	- 1.20 m ²
		FIRST FL.	- 105.60 m ²
TOTAL	- 156.70 m ² (16.87sq)	TOTAL	- 194.70 m ² (20.96sq)

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Project North

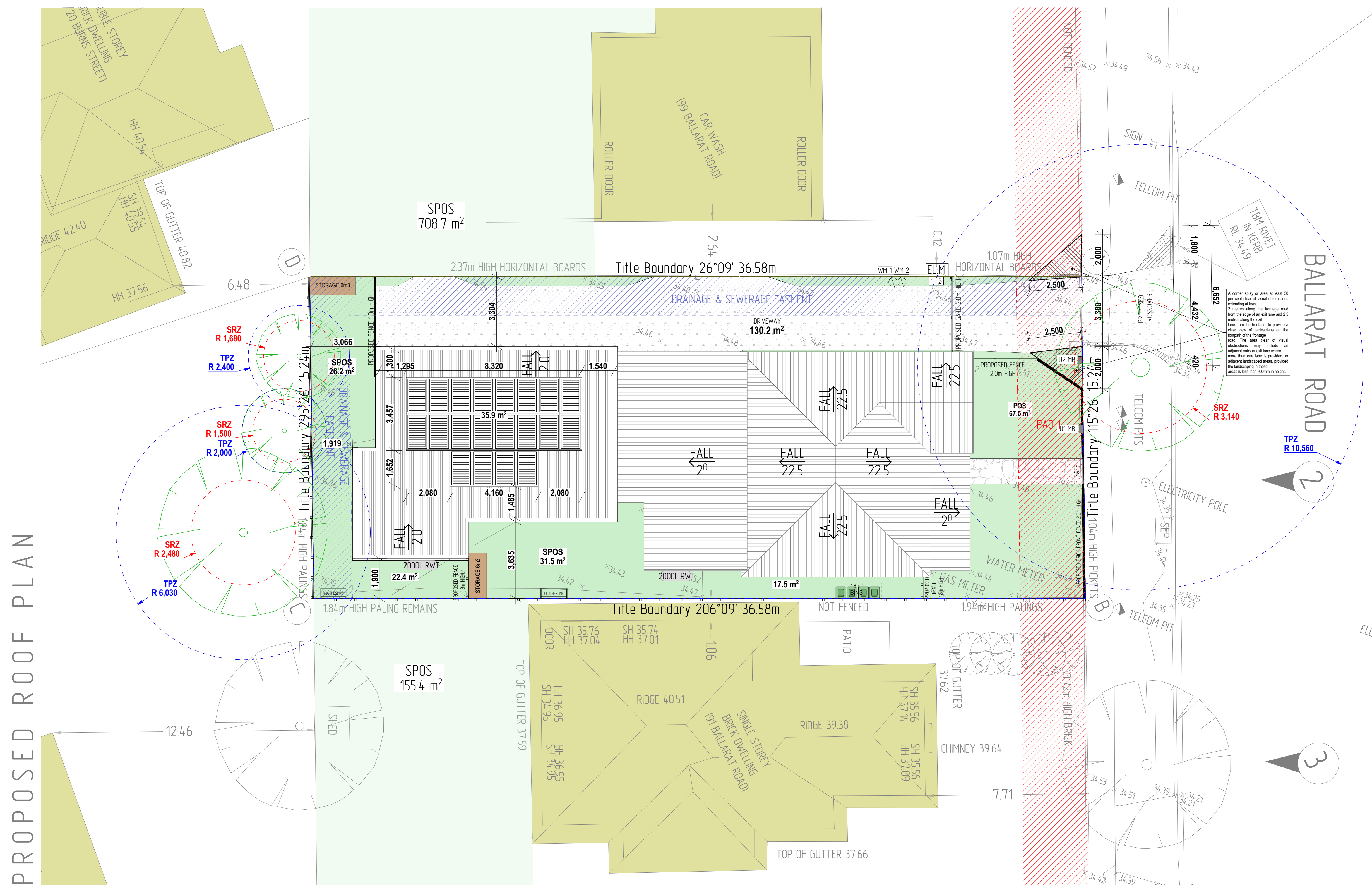
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Client: Lyzlov Danylo

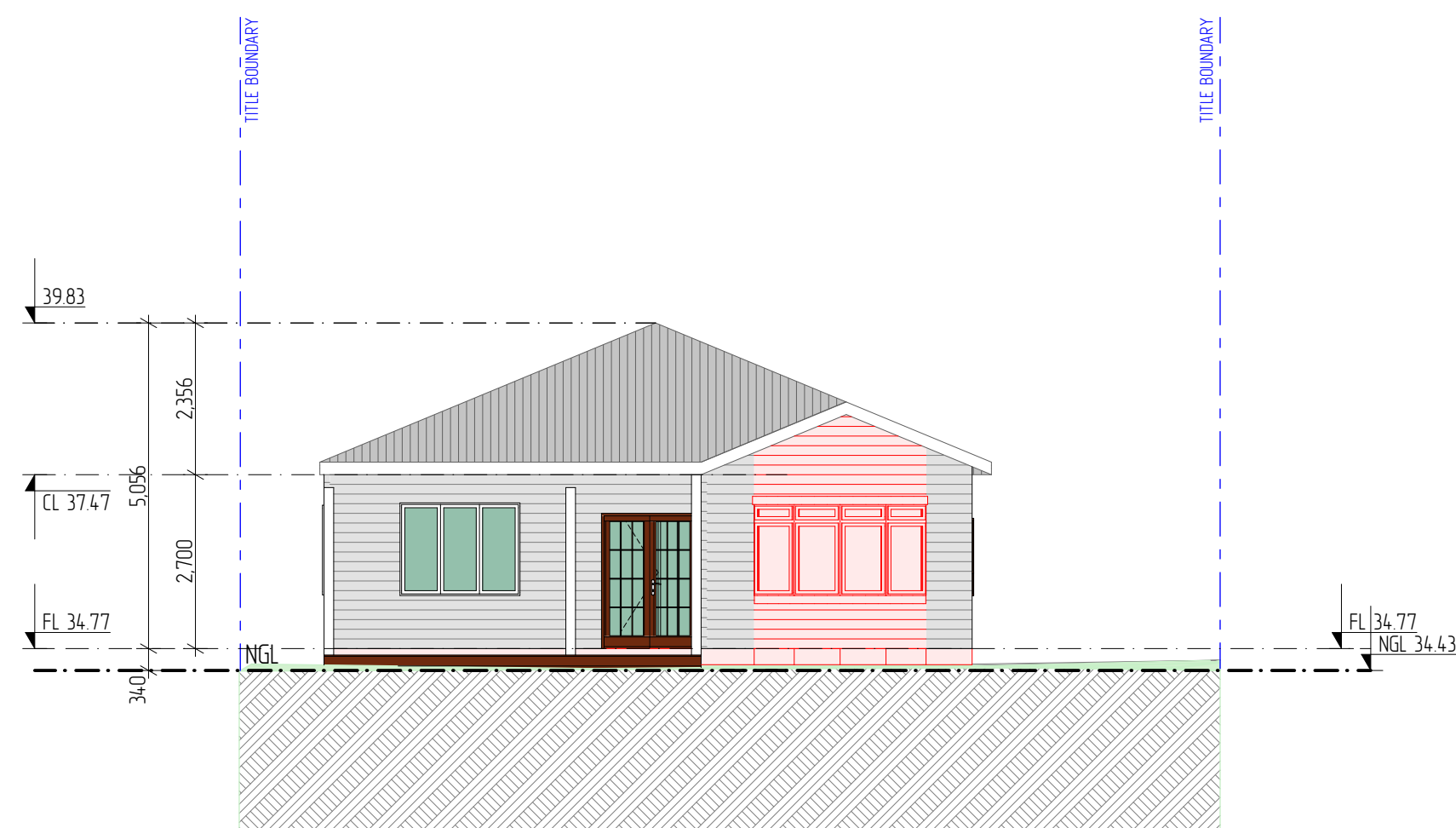
Address: 97 BALLARAT ROAD MAIDSTONE
VIC 3012

PROPOSED ROOF PLAN

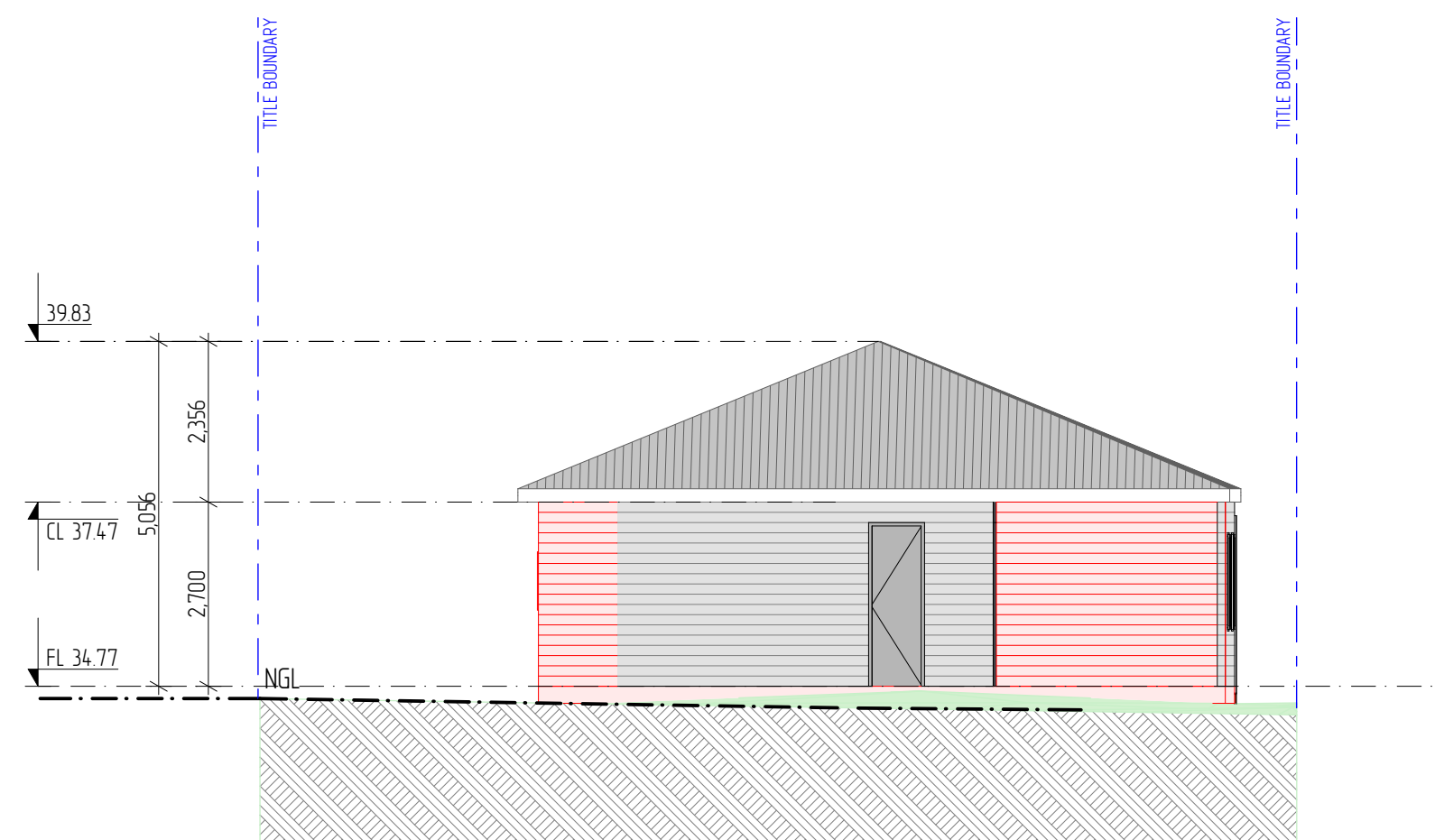
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Date	APRIL 2021
Drawn by	M
Checked by	K
TP06	
Scale	1:10



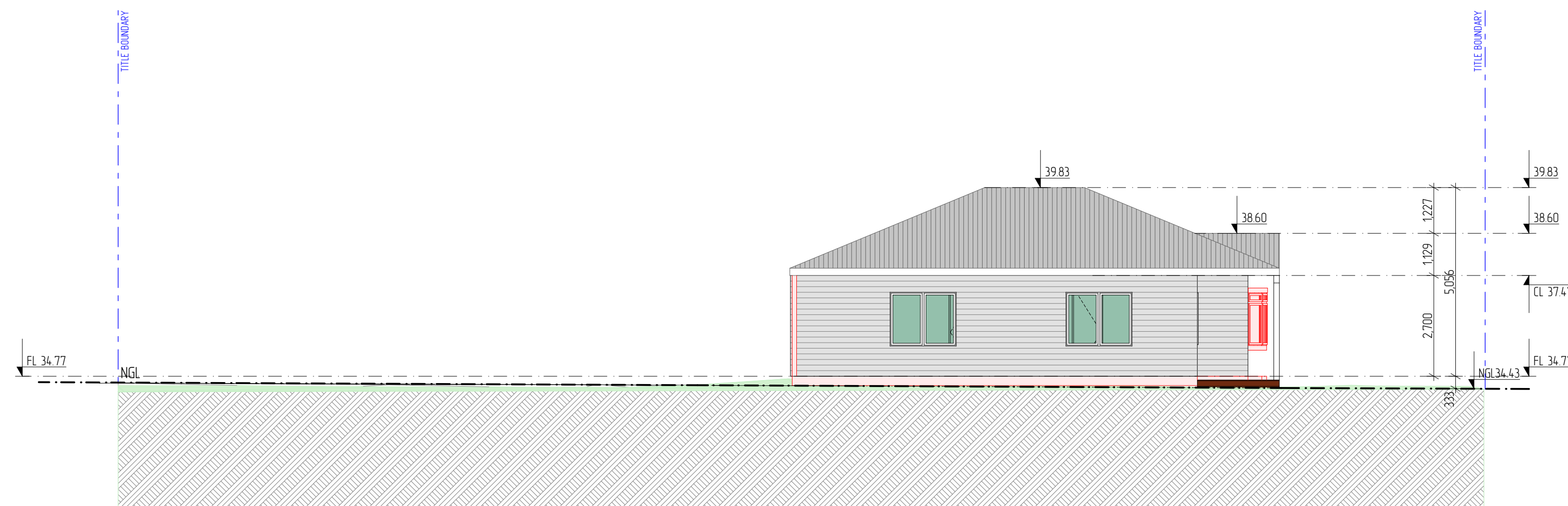
EXISTING ELEVATIONS



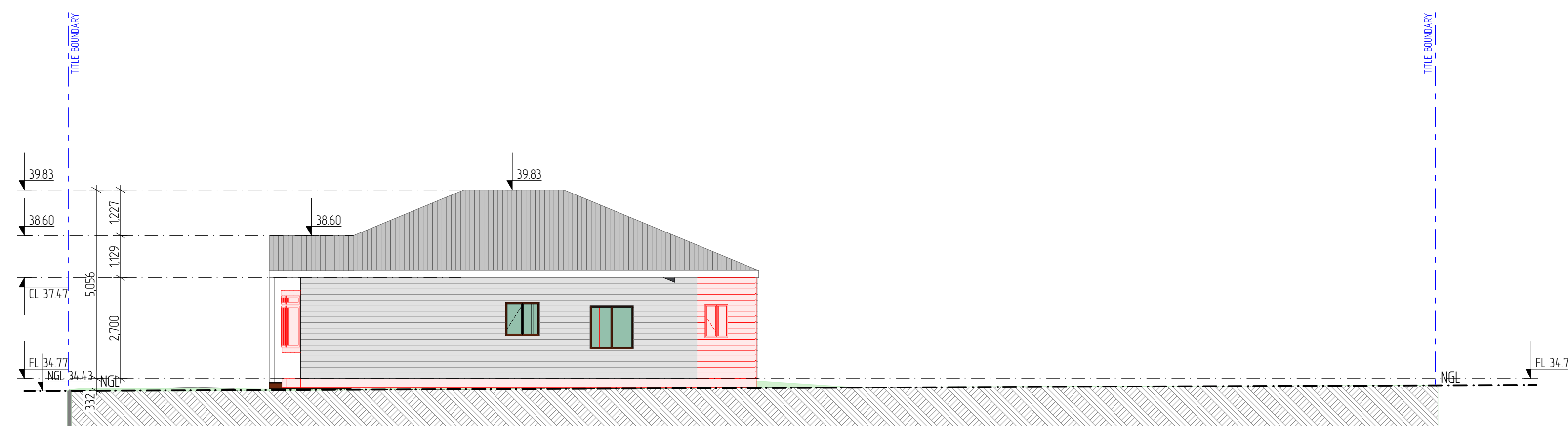
EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

CITY OF MARIBYRNONG ADVERTISED PLAN

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[illegible]

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Address: 97 BALLARAT ROAD MAIDSTONE
VIC 3012

EXISTING ELEVATIONS

Project number	25_XIV_033
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Date	APRIL 2026
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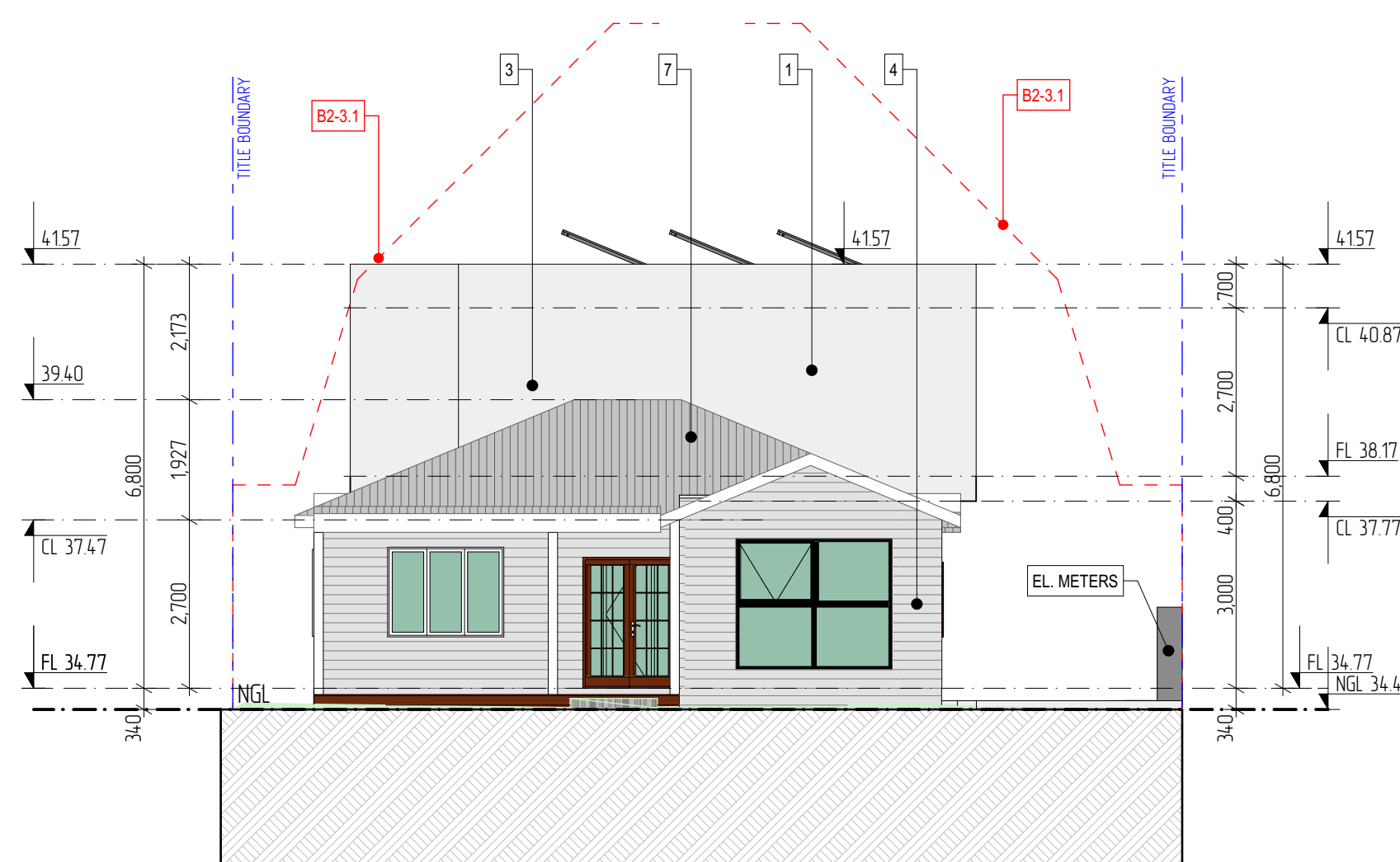
Drawn by	MG
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Checked by	KS
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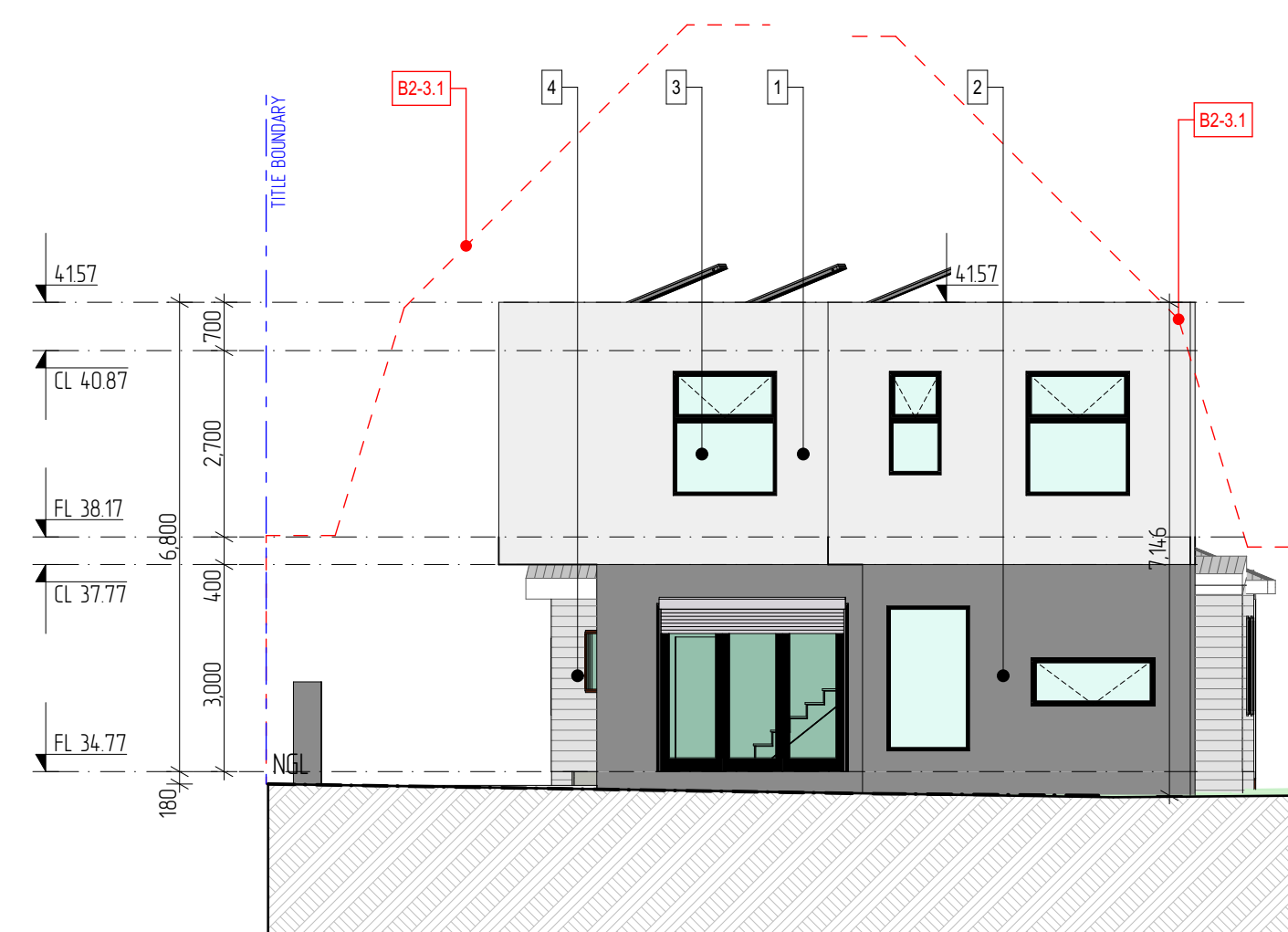
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Scale 1:100

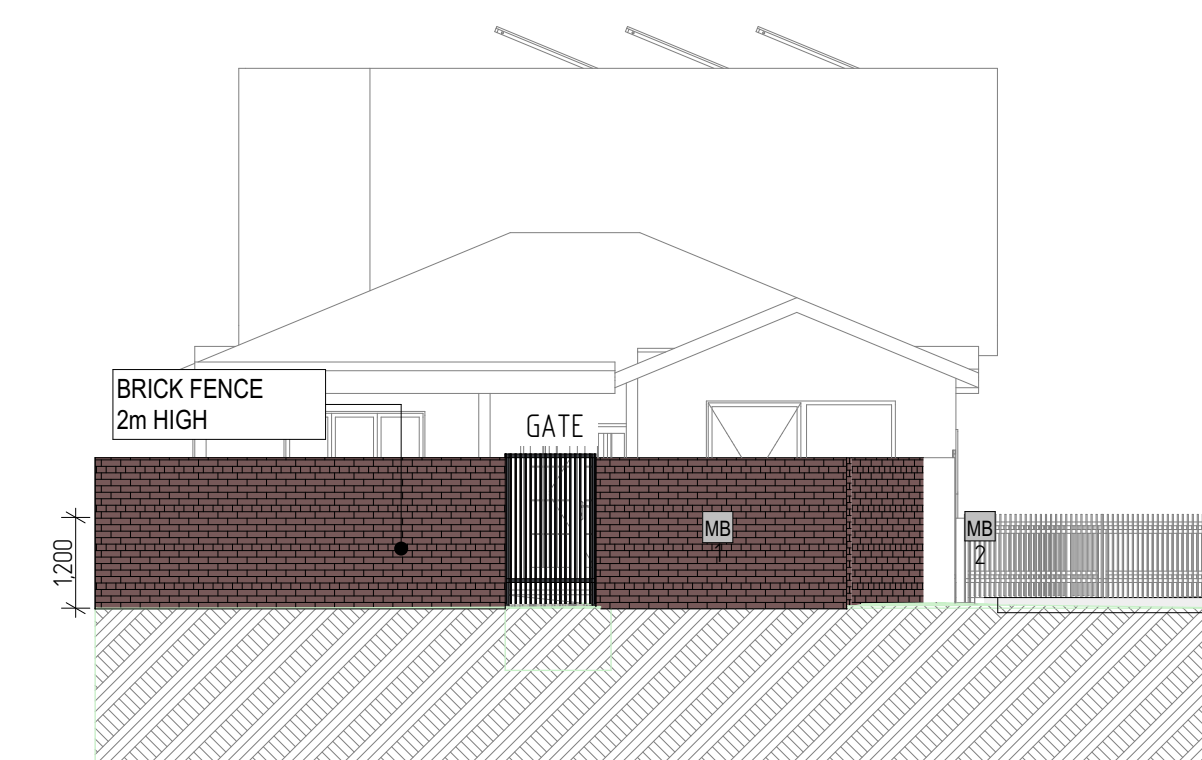
PROPOSED ELEVATIONS



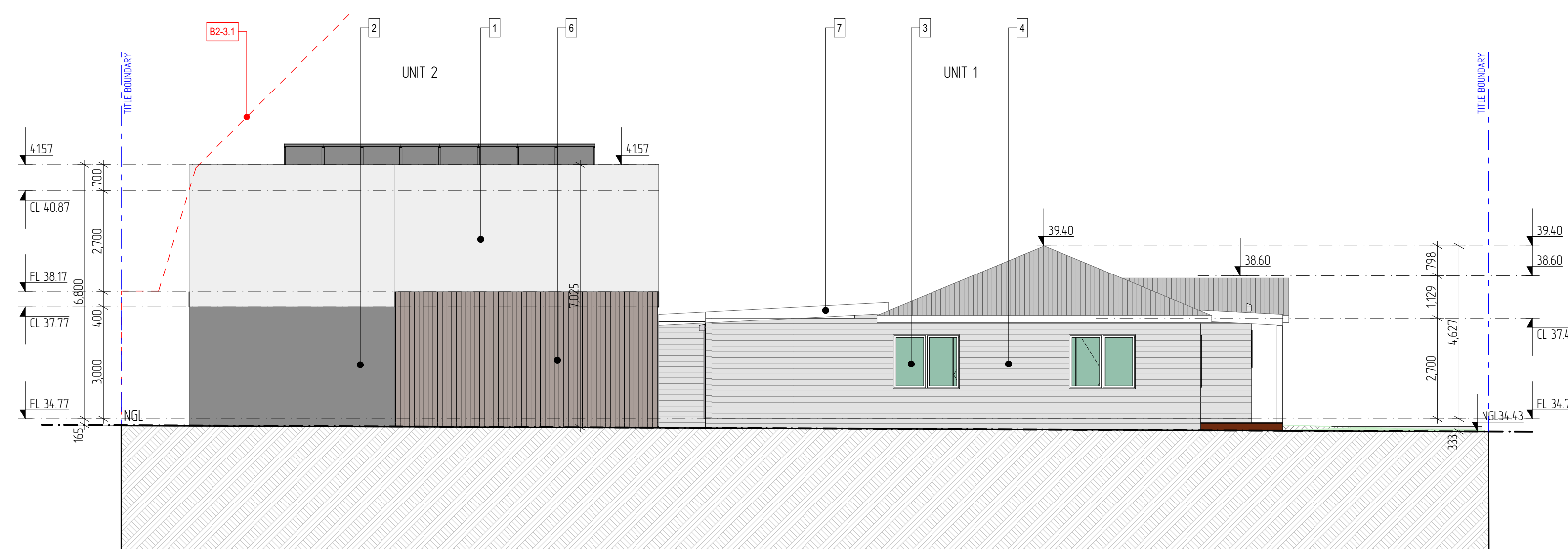
PROPOSED NORTH ELEVATION



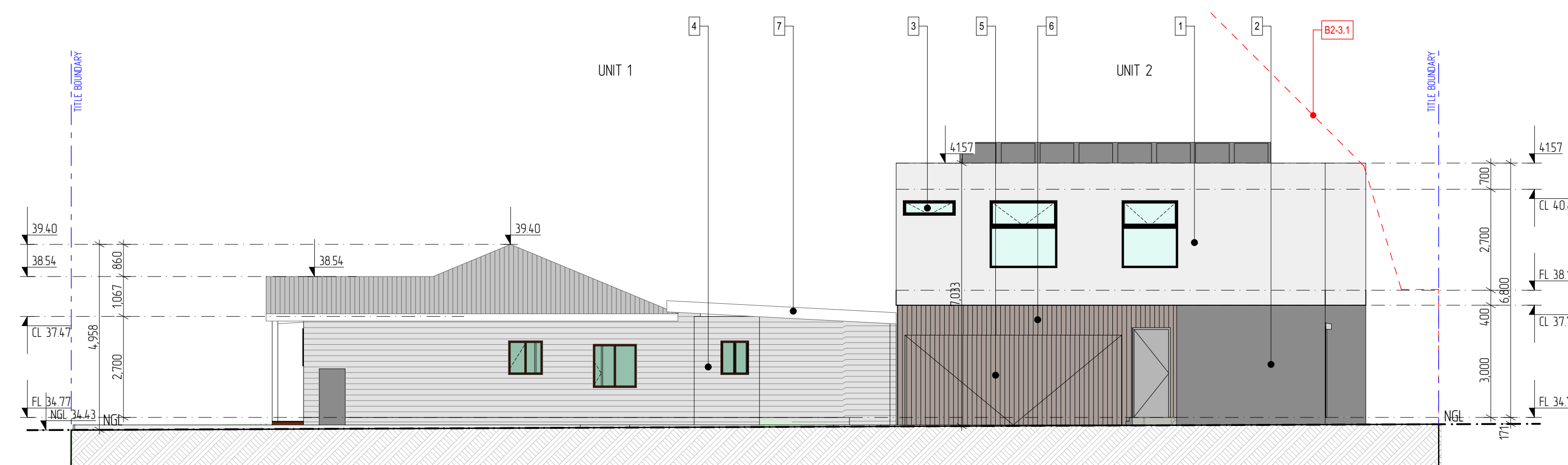
PROPOSED SOUTH ELEVATION



PROPOSED FENCE ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

CITY OF MARIBYRNONG ADVERTISED PLAN

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[illegible]

Client: Lyzlov Danylo

Address: 97 BALLARAT ROAD MAIDSTONE
VIC 3012

PROPOSED ELEVATIONS

Project number	25_XIV_033
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Date	APRIL 2026
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Drawn by MG

Checked by	KS
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TP08

Scale	1:100
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The architectural floor plan illustrates a residential development on a site bounded by Ballarat Road to the north and east. The plan features four distinct structures:

- EXISTING SPDS 7079 m²**: A large structure on the north side of the site, containing a LIVING area (48.0 m²), KITCHEN, DINING, and SPODS (31.1 m²).
- EXISTING SPDS 1554 m²**: A structure on the south side, containing a LIVING area (48.0 m²), KITCHEN, DINING, and SPODS (31.1 m²).
- PROPOSED SPDS 1526/1524m**: A large structure on the east side, containing a LIVING area (121.9 m²), KITCHEN, DINING, and SPODS (31.1 m²).
- PROPOSED SPDS 1526/1524m**: A smaller structure on the west side, containing a LIVING area (48.0 m²), KITCHEN, DINING, and SPODS (31.1 m²).

The plan also shows various other features such as a CARPORT (22.1 m²), a GARAGE (38.1 m²), a PATIO, and a CHIMNEY (39.64). The site is bounded by Ballarat Road to the north and east, and the plan includes a title boundary of 206'09" 36.58m. The plan is dated 15/10/2020 and is a 1:100 scale drawing.

[illegible]

CITY OF MARIBYRNONG ADVERTISED PLAN

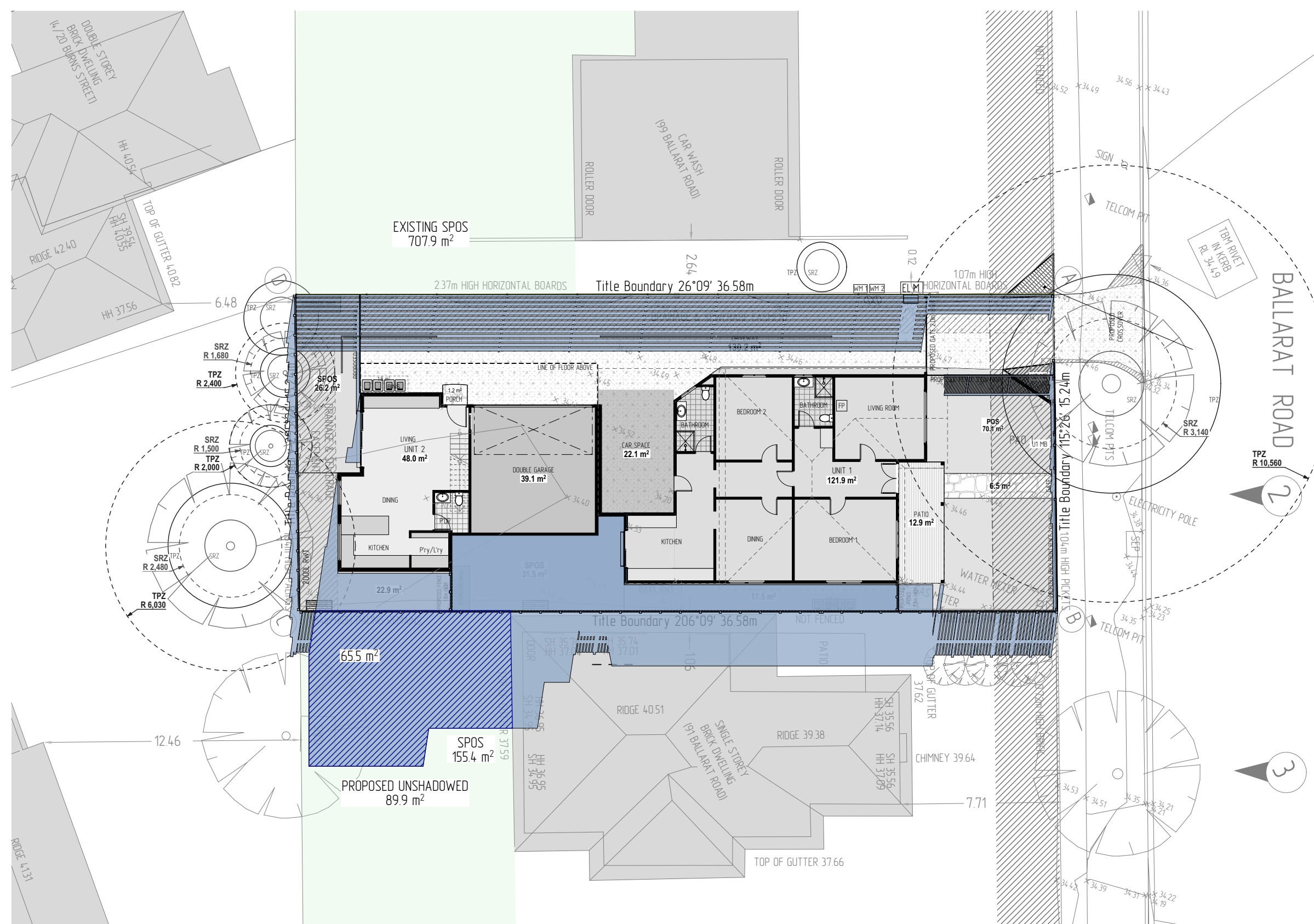
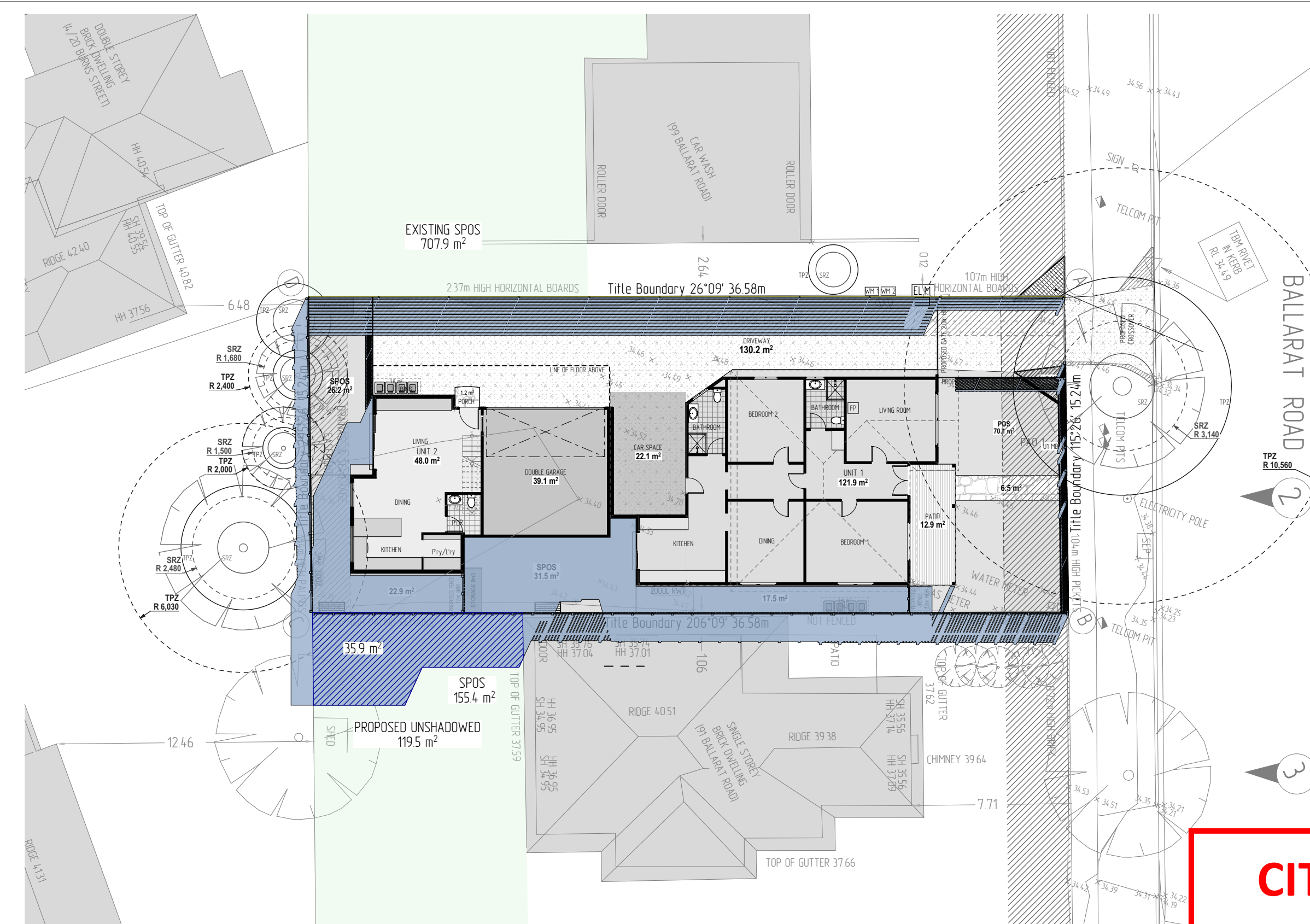
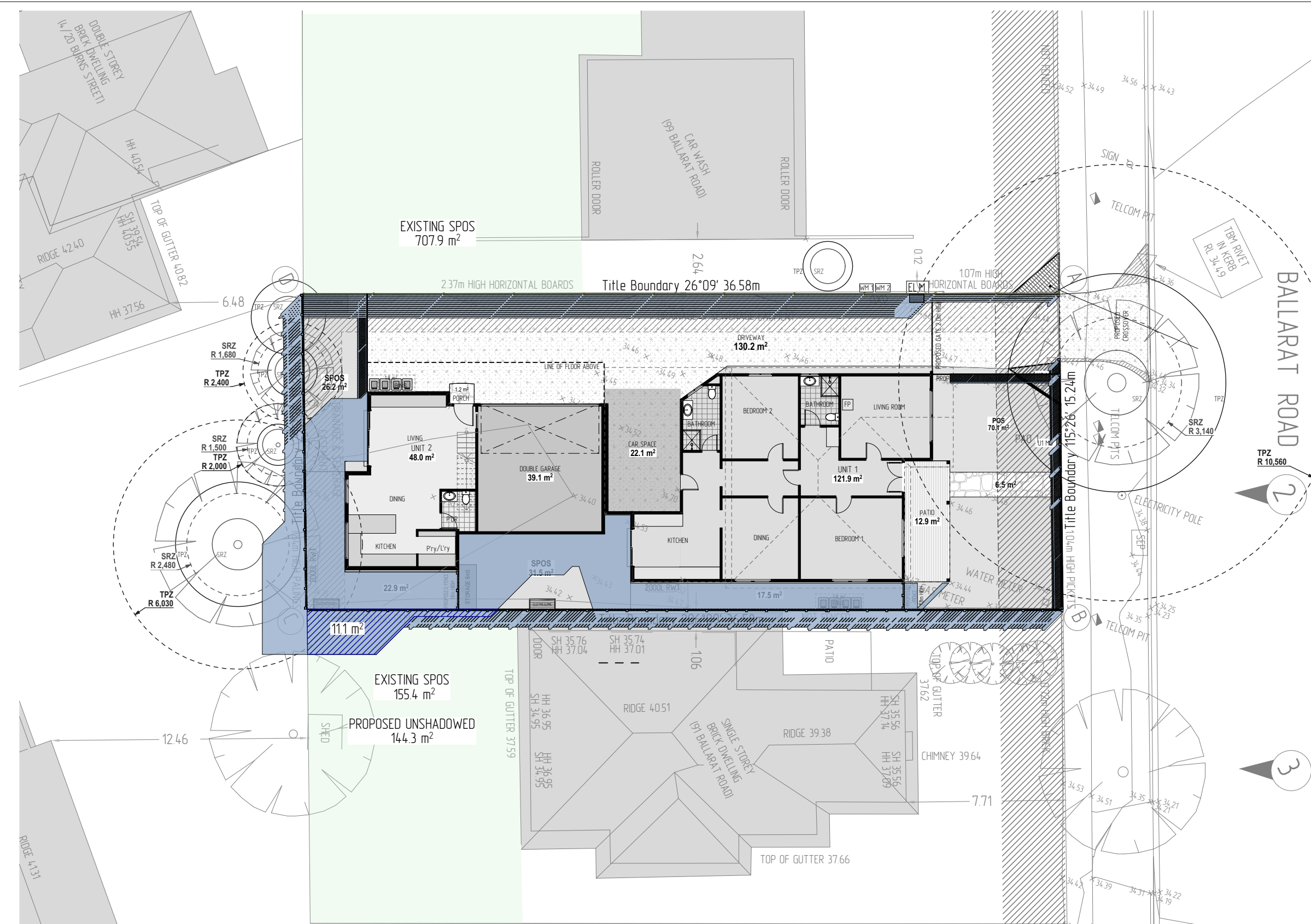
[illegible]

Client: Lyzlov Danylo

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VIC 3012

SHADOW DIAGRAMS

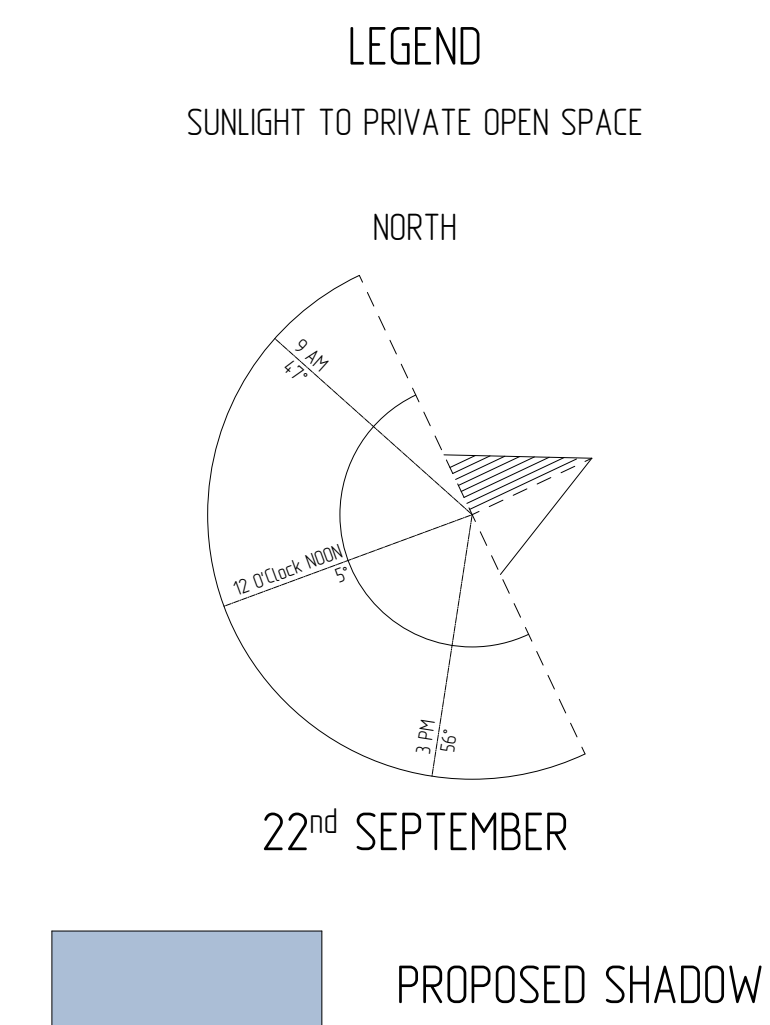
Project number	25_XIV_033
Date	APRIL 2026
Drawn by	MG
Checked by	KS
TP09	
Scale	1:200



SHADOW DIAGRAMS

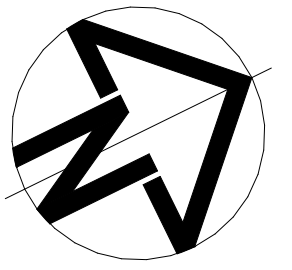
OVERSHADOWING TO 99 BALLARAT ROAD				
HOUR ON SEPTEMBER 22	EXISTING SUNLIGHT TO SLOUDED PRIVATE OPEN SPACE (m2)	PROPOSED SUNLIGHT TO SLOUDED PRIVATE OPEN SPACE (m2)	OVERALL CHANGE (%)	CHANGE YES/NO
9:00AM	707.90	685.90	3%	Yes
10:00AM	707.90	707.90	0%	No
11:00AM	707.90	707.90	0%	No
12:00PM	707.90	707.90	0%	No
1:00PM	707.90	707.90	0%	No
2:00PM	707.90	707.90	0%	No
3:00PM	707.90	707.90	0%	No

OVERSHADOWING TO 91 BALLARAT ROAD				
HOUR ON SEPTEMBER 22	EXISTING SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE (m2)	PROPOSED SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE (m2)	OVERALL CHANGE (%)	CHANGE YES/NO
9:00AM	155.40	155.40	0%	No
10:00AM	155.40	155.40	0%	No
11:00AM	155.40	155.40	0%	No
12:00PM	155.40	155.00	0%	No
1:00PM	155.40	144.30	7%	Yes
2:00PM	155.40	119.50	23%	Yes
3:00PM	155.40	89.90	42%	Yes



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Project North

CITY OF MARIBYRNONG ADVERTISED PLAN

[illegible]

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SHADOW DIAGRAMS

Project number	25_XIV_033
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Date APRIL 2026

Drawn by	MG
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Checked by	KS
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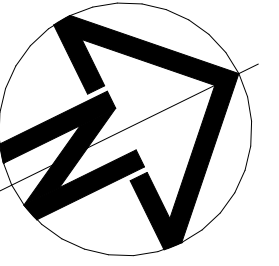
TP10

Scale	1:200, 1:1
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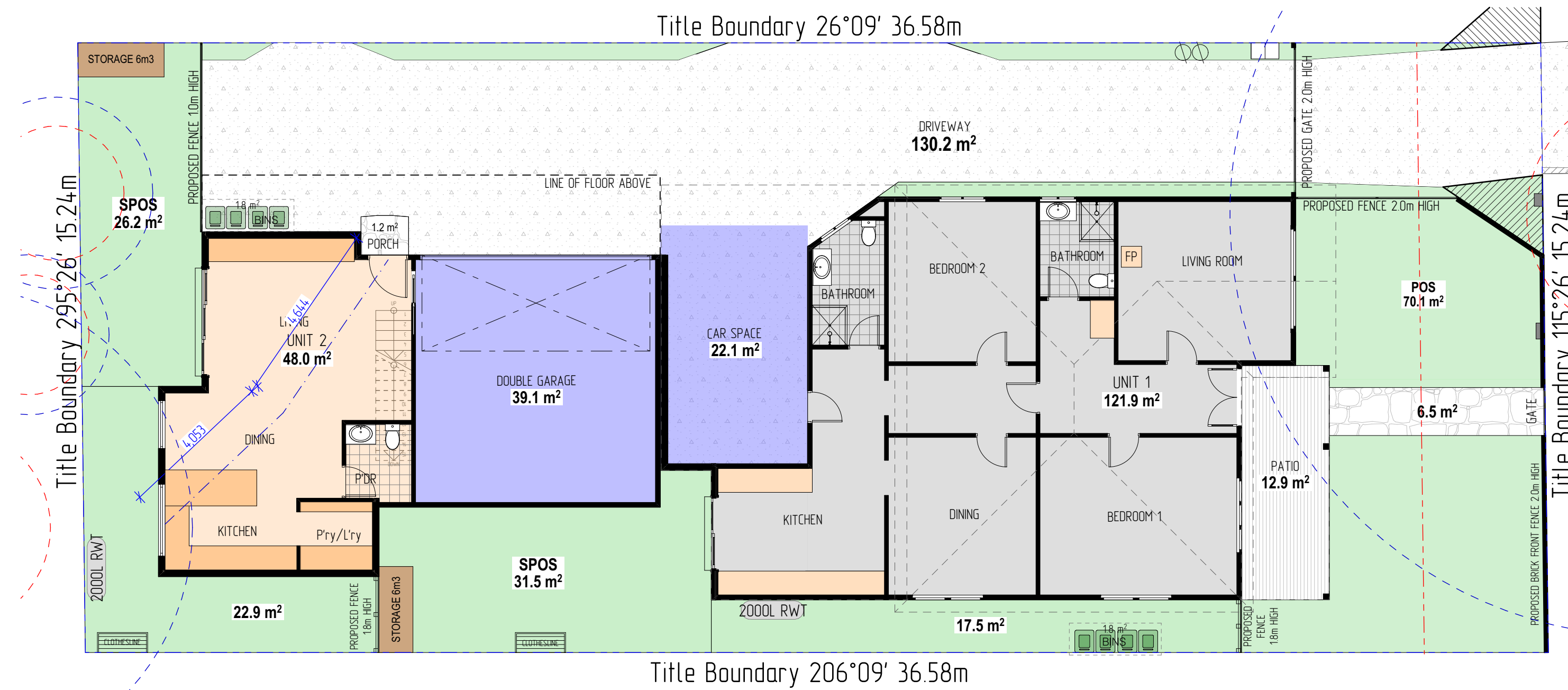
CITY OF MARIBYRNONG ADVERTISED PLAN

KATDESIGN

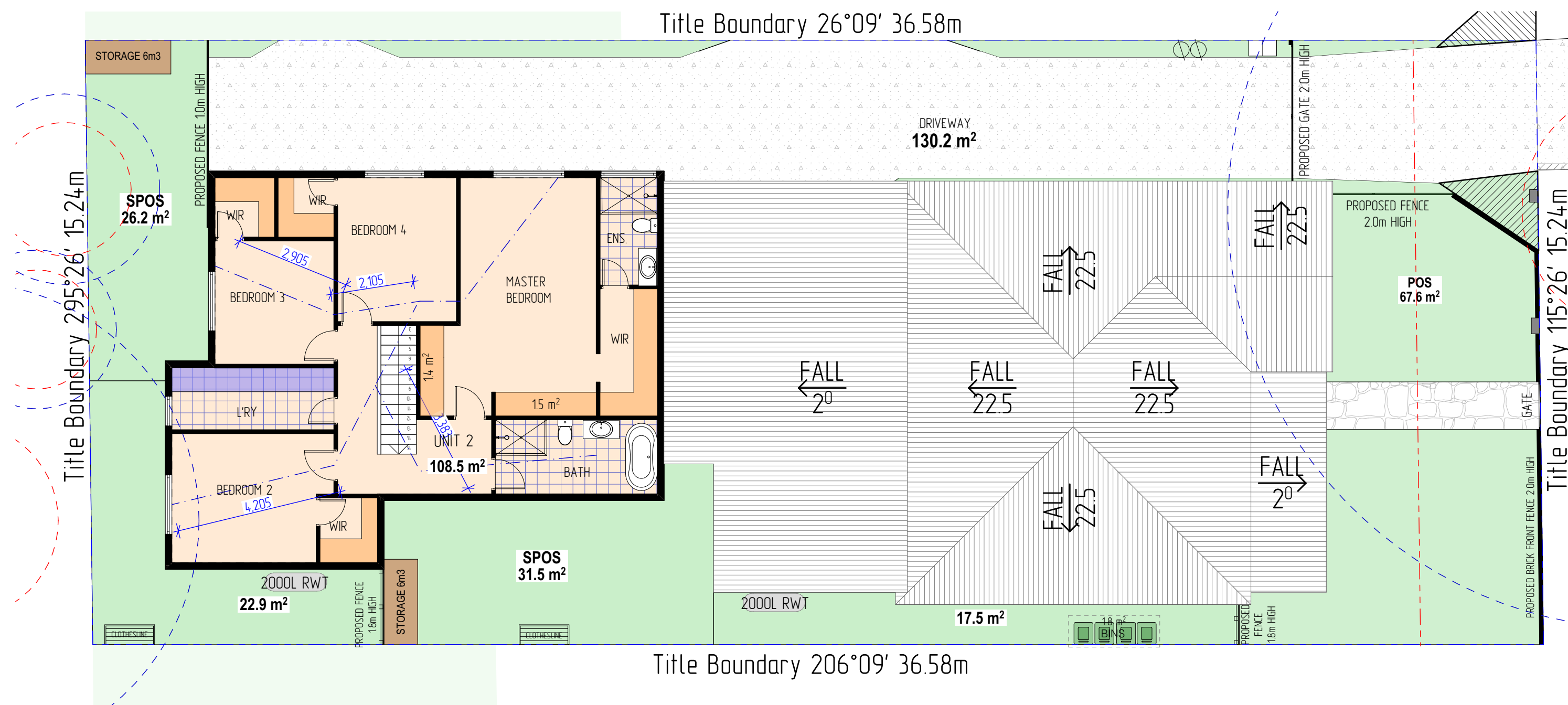
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Project North



BREEZE PATH- GROUND FLOOR PLAN



BREEZE PATH- FIRST FLOOR PLAN

[illegible]

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BREEZE PATH DIAGRAM

Project number	25_XIV_033
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Date APRIL 2026

Drawn by MG

Checked by KS

TP11

Scale 1:100

BREEZE PATH DIAGRAM

Project:
97 BALLARAT ROAD MAIDSTONE VIC 3012
Schedule of External Materials, Colors and Finishes

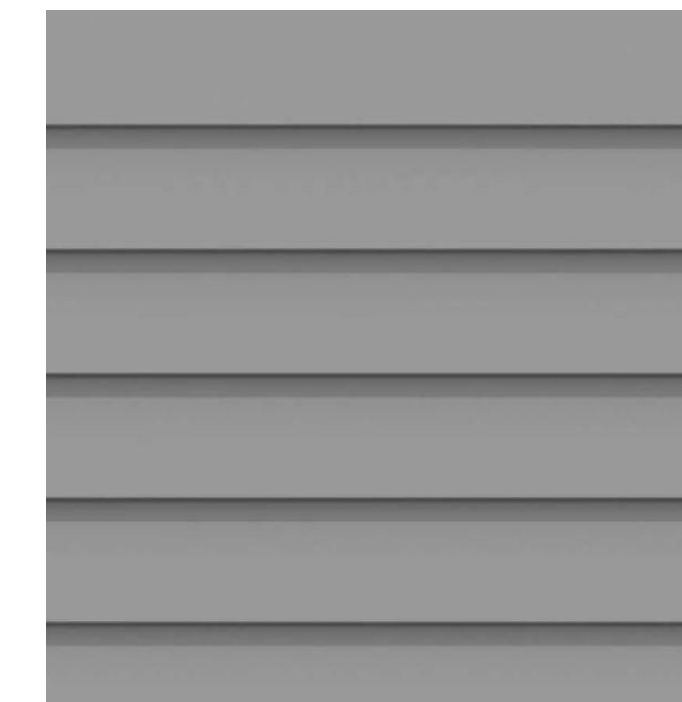
5.CAObA GARAGE DOORS-COLORBOND SECTIONAL DOORS, TIMBER LOOKS



2. EXTERNAL RENDER FINISH
IN DARK GREY COLOR OR
SIMILAR



3. ALUMINIUM WINDOW FRAMES IN COLORBOND "MONUMENT" COLOR



3. WEATHERBOARD CLADDING



6. SCYON AXON WALL CLAD-DING IN "TOFFE FINGERS" COLOR



7. KLIP LOK ROOFING – BLUESCOPE STEEL
NATURAL ZINCALUME IN COLOR



8.FASCIA & GUTTER-COLORBOND
FAÇADE —"MONUMENT" COLOR OR
SIMILAR

FINISHES SCHEDULE

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[illegible]

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FINISHES SCHEDULE

Project number	25_XIV_033
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Date	APRIL 2026
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Drawn by	MG
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Checked by	KS
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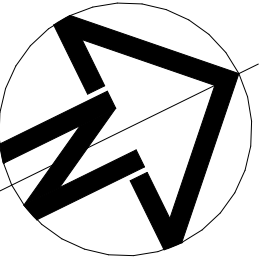
TP12

Scale	
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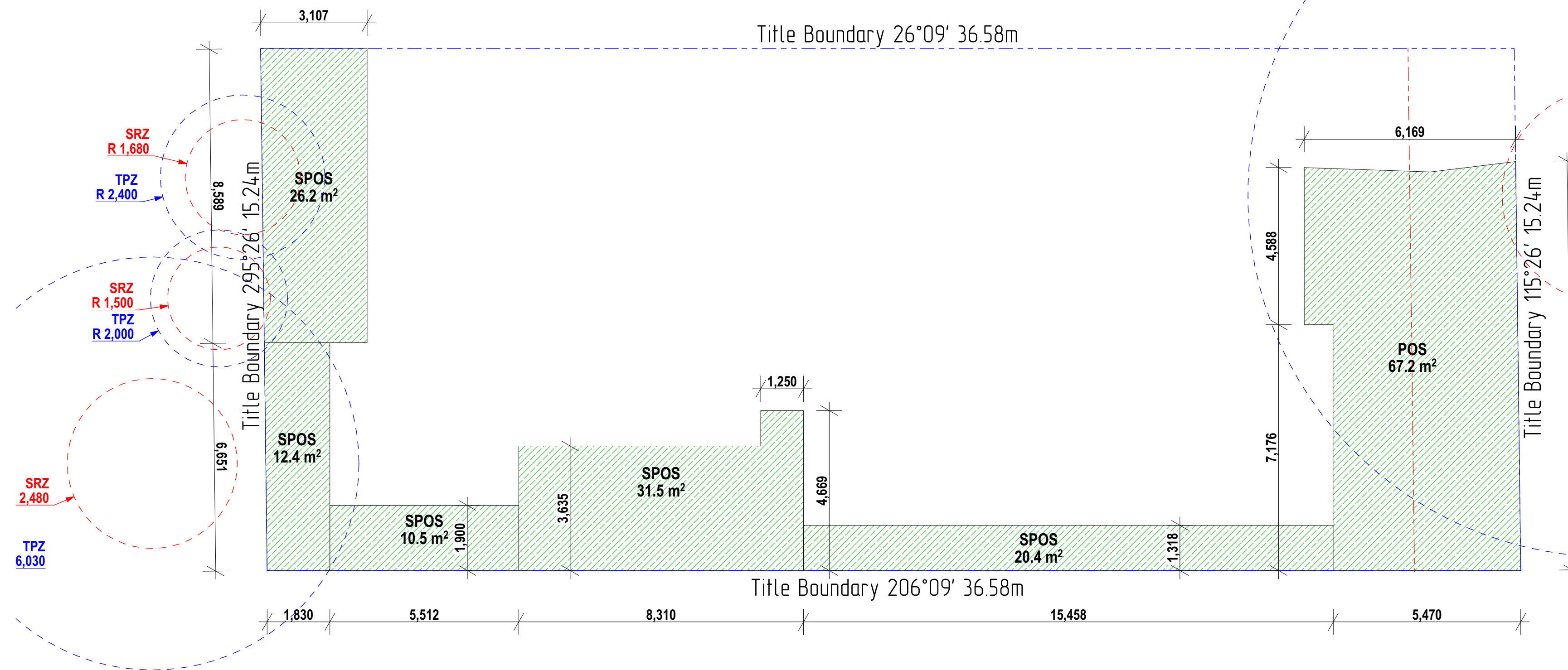
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Project North



GARDEN AREAS M2	
GARDEN FRONT 1	67.25
GARDEN FRONT 2	26.23
GARDEN REAR 1	31.50
GARDEN REAR 2	10.47
GARDEN SIDE 1	20.36
GARDEN SIDE 2	12.45
	168.26 m ²

SITE SUMMARY	
TOTAL SITE AREA	557.5 m ²
GARDEN AREA	168.26 m ² – 30.18%

[illegible]

Client: Lyzlov Danylo

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GARDEN AREA

Project number 25_XIV_033

Date APRIL 2026

Drawn by MG

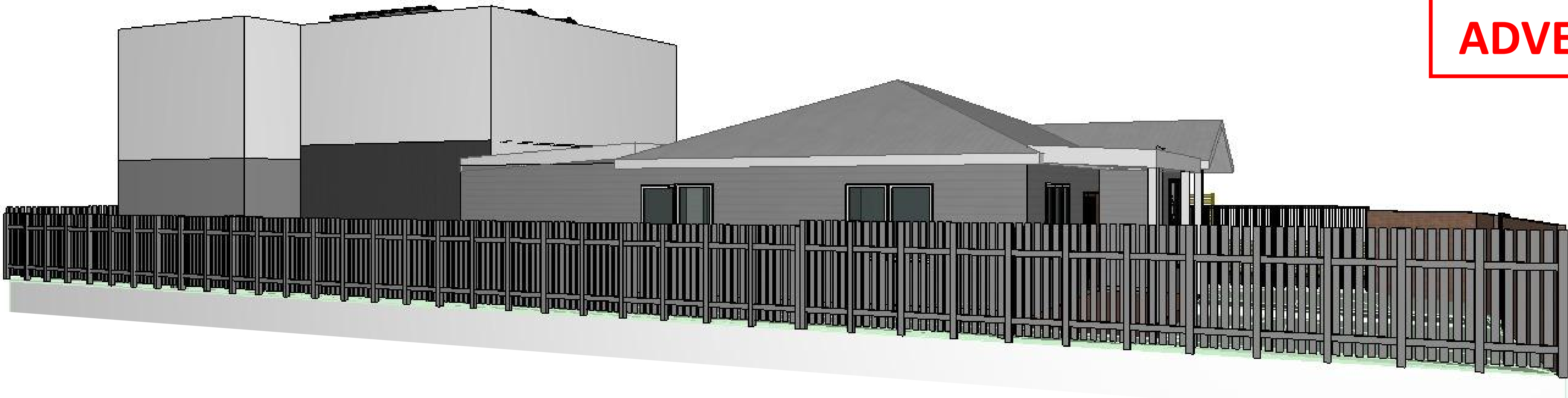
Checked by KS

TP13

Scale 1:100

GARDEN AREA

CITY OF MARIBYRNONG ADVERTISED PLAN



3D VIEWS

KATDESIGN

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[illegible]

Client: Lyzlov Danylo

Address: 97 BALLARAT ROAD MAIDSTONE
VIC 3012

3D VIEWS

Project number	25_XIV_033
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Date APRIL 2026

Drawn by MG

Checked by	KS
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TP14

Scale

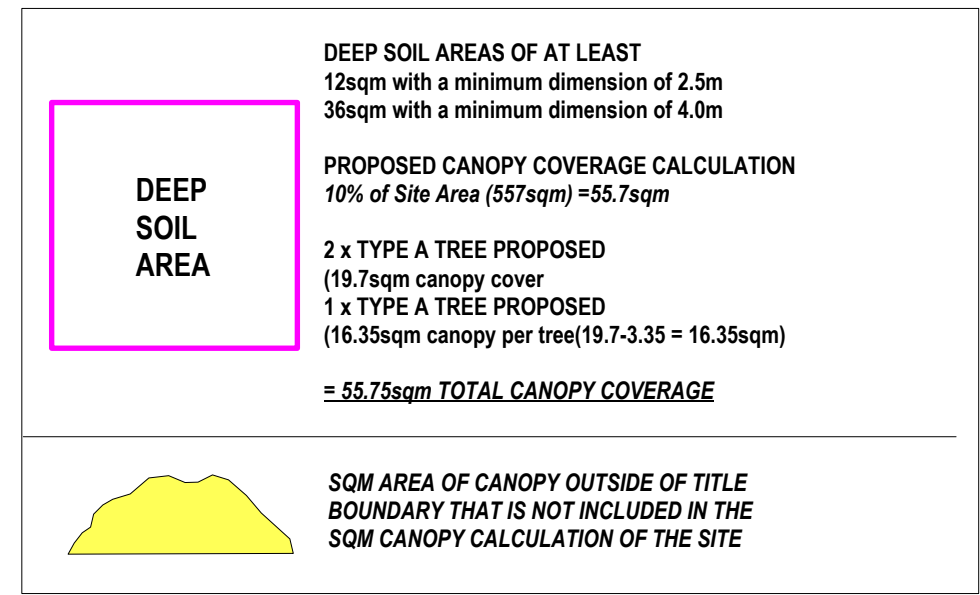


Diagram illustrating the planting detail for a tree or shrub, showing the trunk, root ball, and surrounding soil/mulch layers.

Key components and specifications labeled in the diagram:

- STAKES BY TRUNK - TO BE DRIVEN CLEAR OF ROOTBALL
- CANVAS TIES TO SECURE TREE - CLOSER TO ALLOW TREE TRUNK TO DRY
- 27mm DEPTH OF MULCH - KEEP CLEAR OF TRUNK
- 27mm HIGH BERM TO FORMING WATERING BENCH
- DEPTH OF HOLE NO DEEPER THAN ROOTBALL
- BWIDTH OF THE HOLE TO BE TWICE OF ROOTBALL