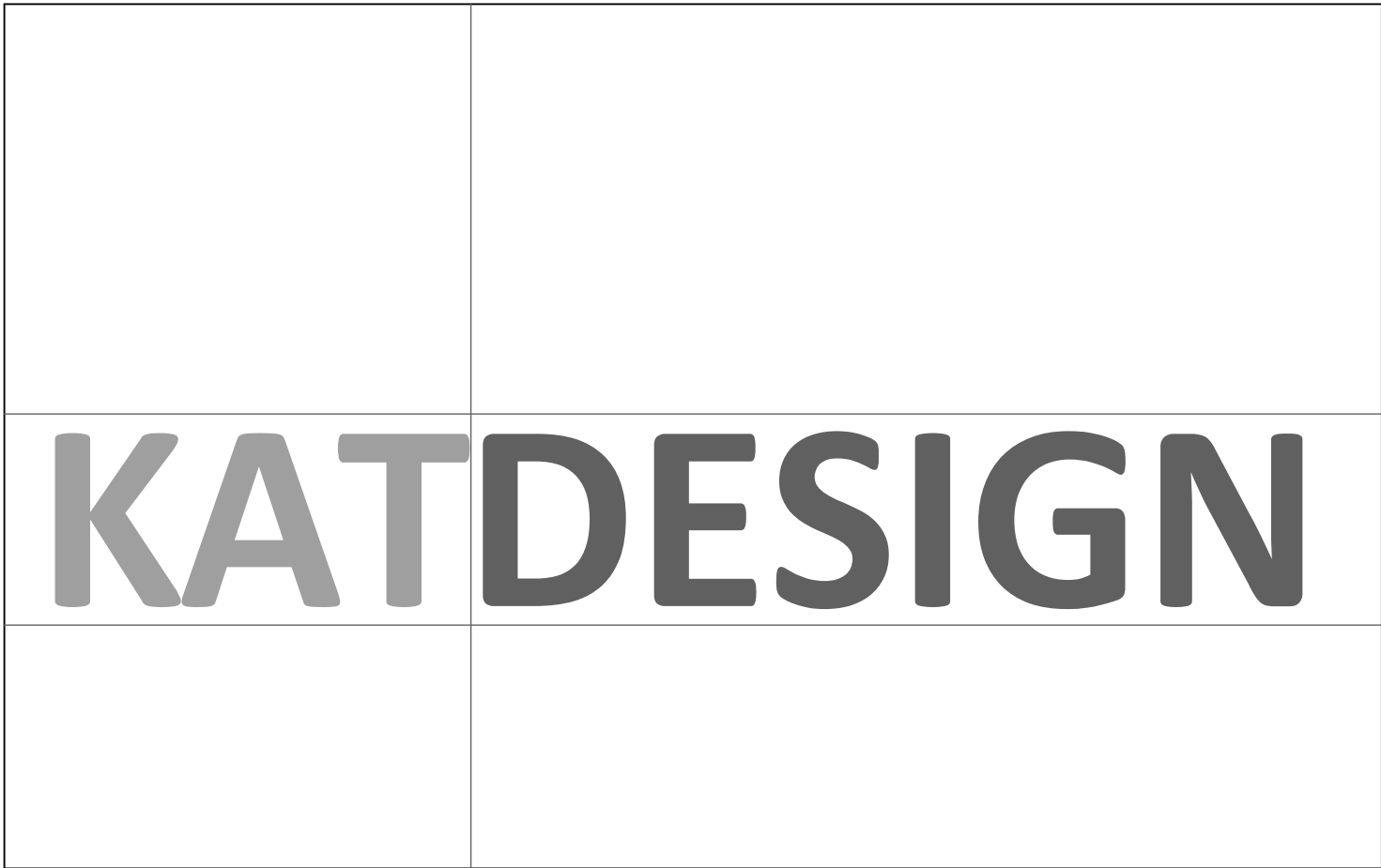


TOWN PLANNING APPLICATION

EXTENSION OF EXISTING HOUSE

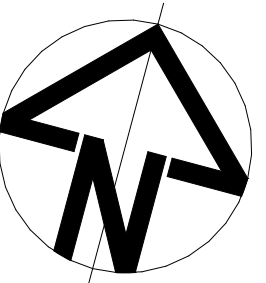
No. 3 LYTTON STREET ELWOOD 3184 VIC



DRAWING SCHEDULE	
No	NAME
TP01	EXISTING SITE PLAN
TP02	DEMOLITION GROUND FLOOR PLAN
TP03	PROPOSED GROUND FLOOR PLAN
TP04	DEMOLITION/PROPOSED FIRST FLOOR PLAN
TP05	PROPOSED ROOF PLAN
TP06	EXISTING/DEMOLITION ELEVATIONS
TP07	PROPOSED ELEVATIONS
TP08	PROPOSED SHADOW DIAGRAMS
TP09	PROPOSED SHADOW DIAGRAMS (3D)
TP10	FINISHES SCHEDULE

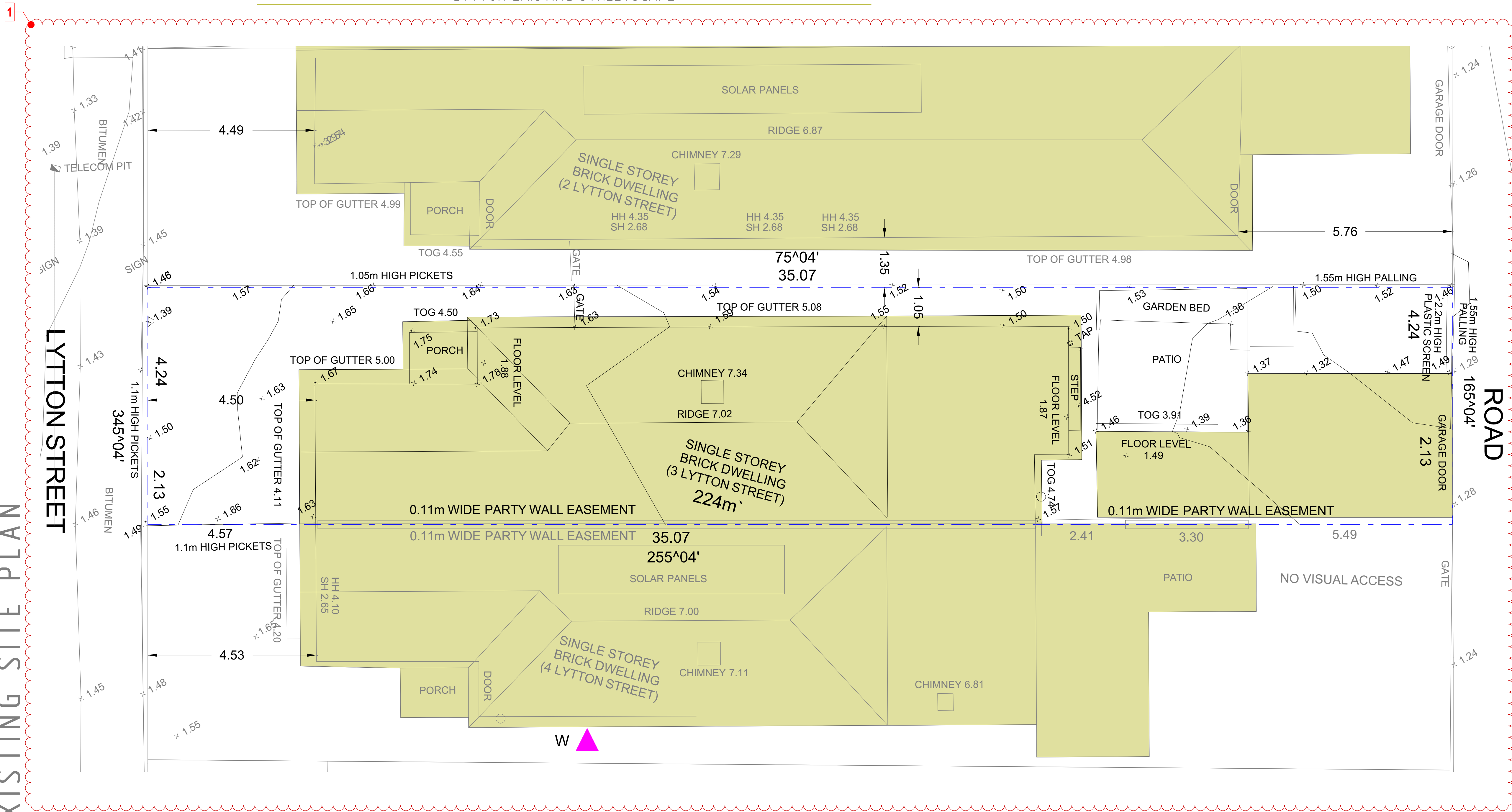
KATDESIGN

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



Project North

LYTTON EXISTING STREETScape

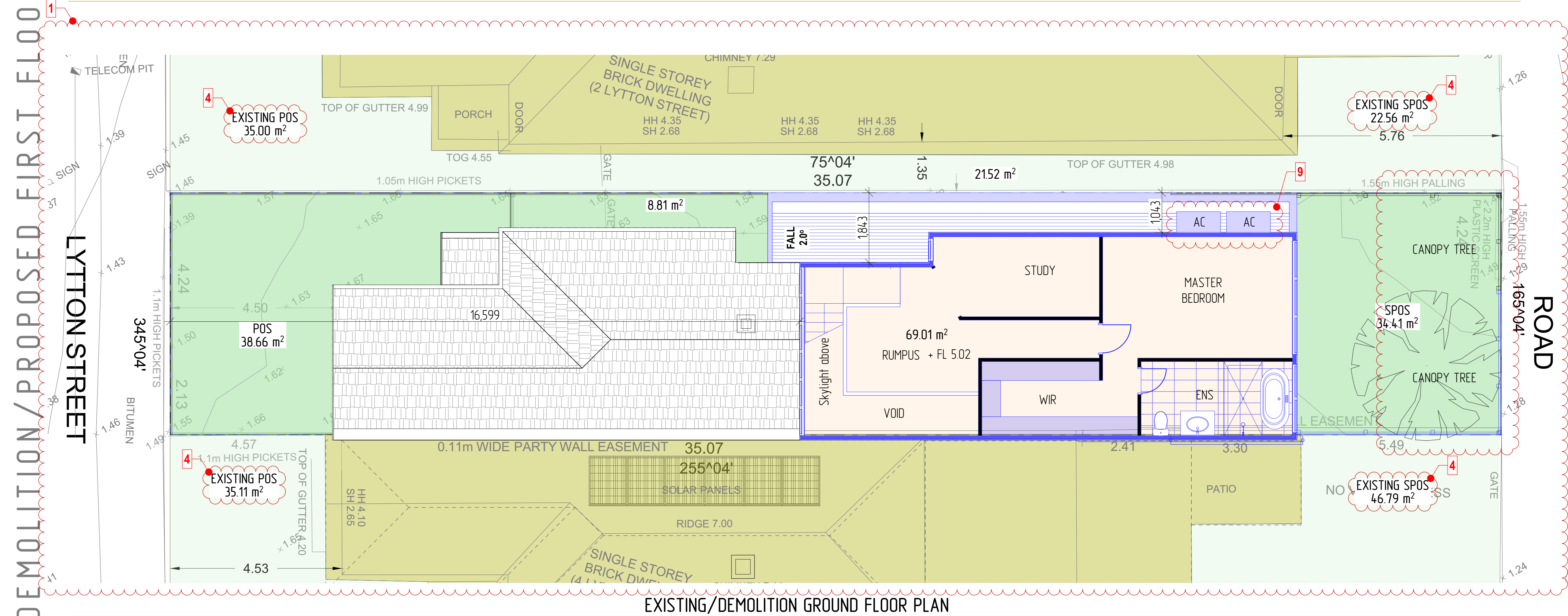
[illegible]

Client: NELLIE MONTAGUE

Address: 3 LYTTON STREET ELWOOD
3184 VIC

EXISTING SITE PLAN

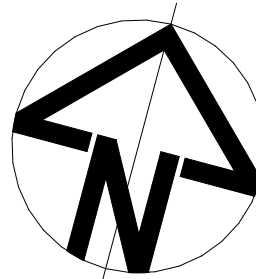
Project number	#PLn
Date	DECEMBER 2025
Drawn by	MG
Checked by	KS
TP01	
Scale	1:60, 1:100



Scale 1:60

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Project North

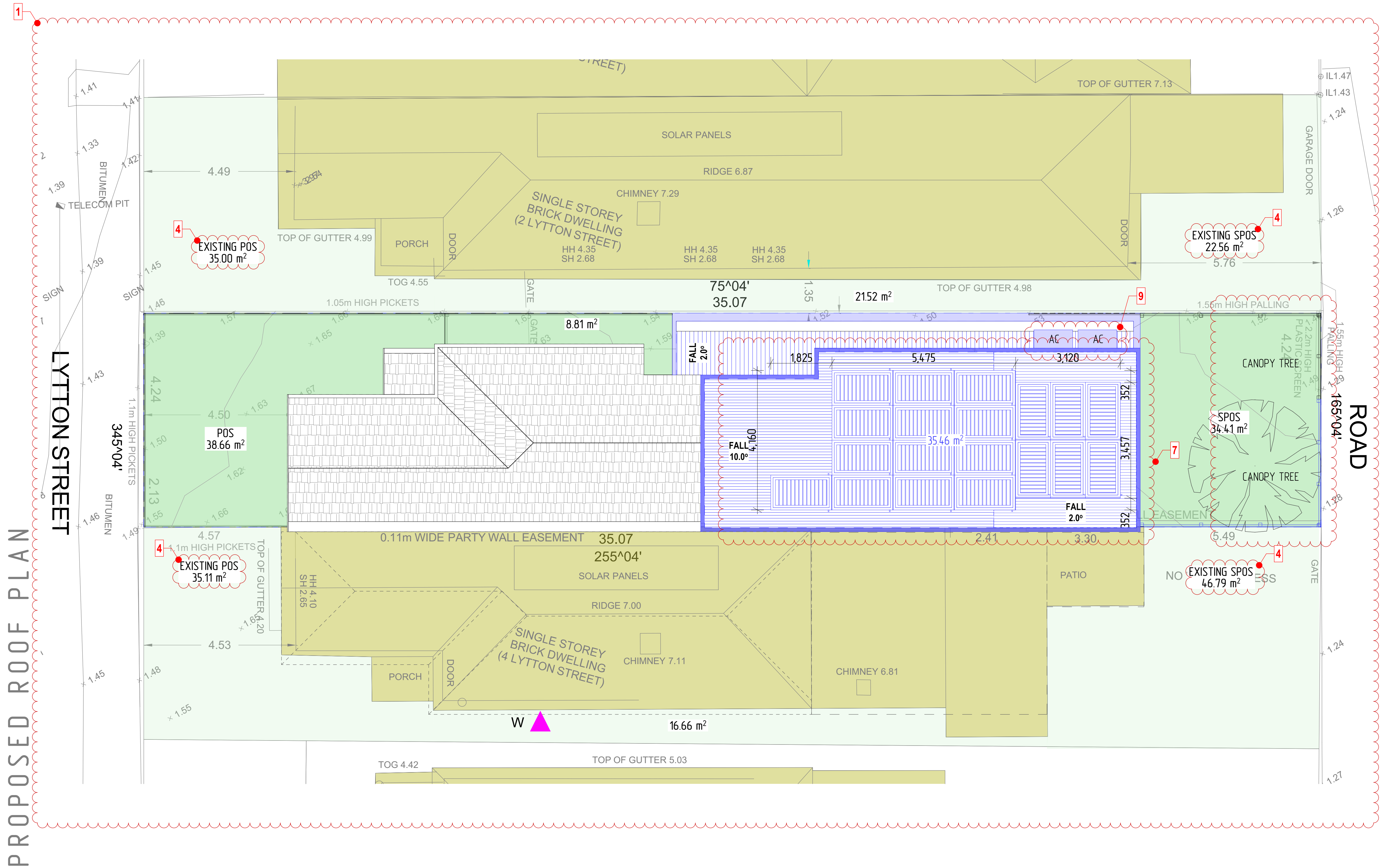
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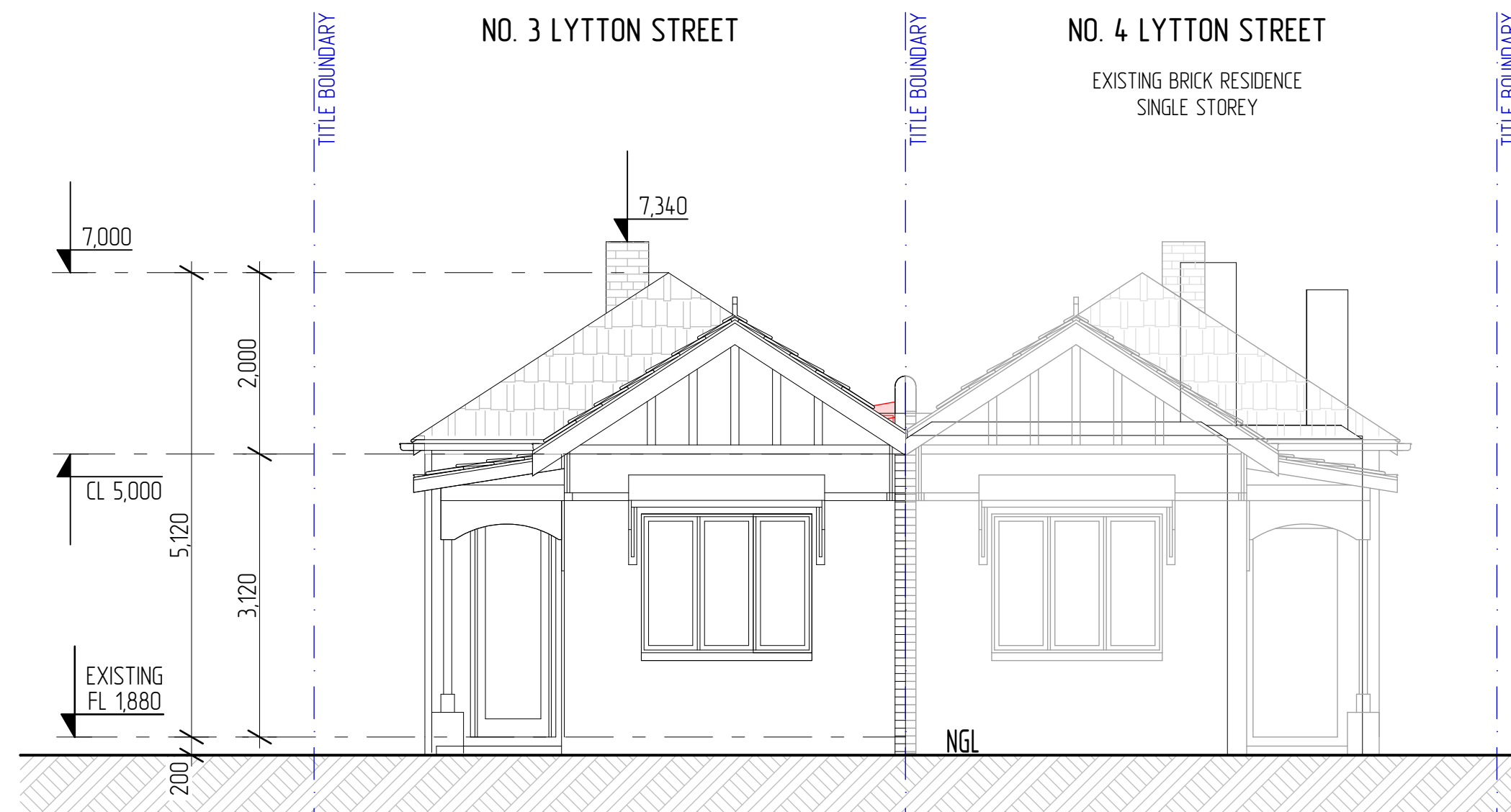
Client: NELLIE MONTAGUE

Address: 3 LYTTON STREET ELWOOD
3184 VIC

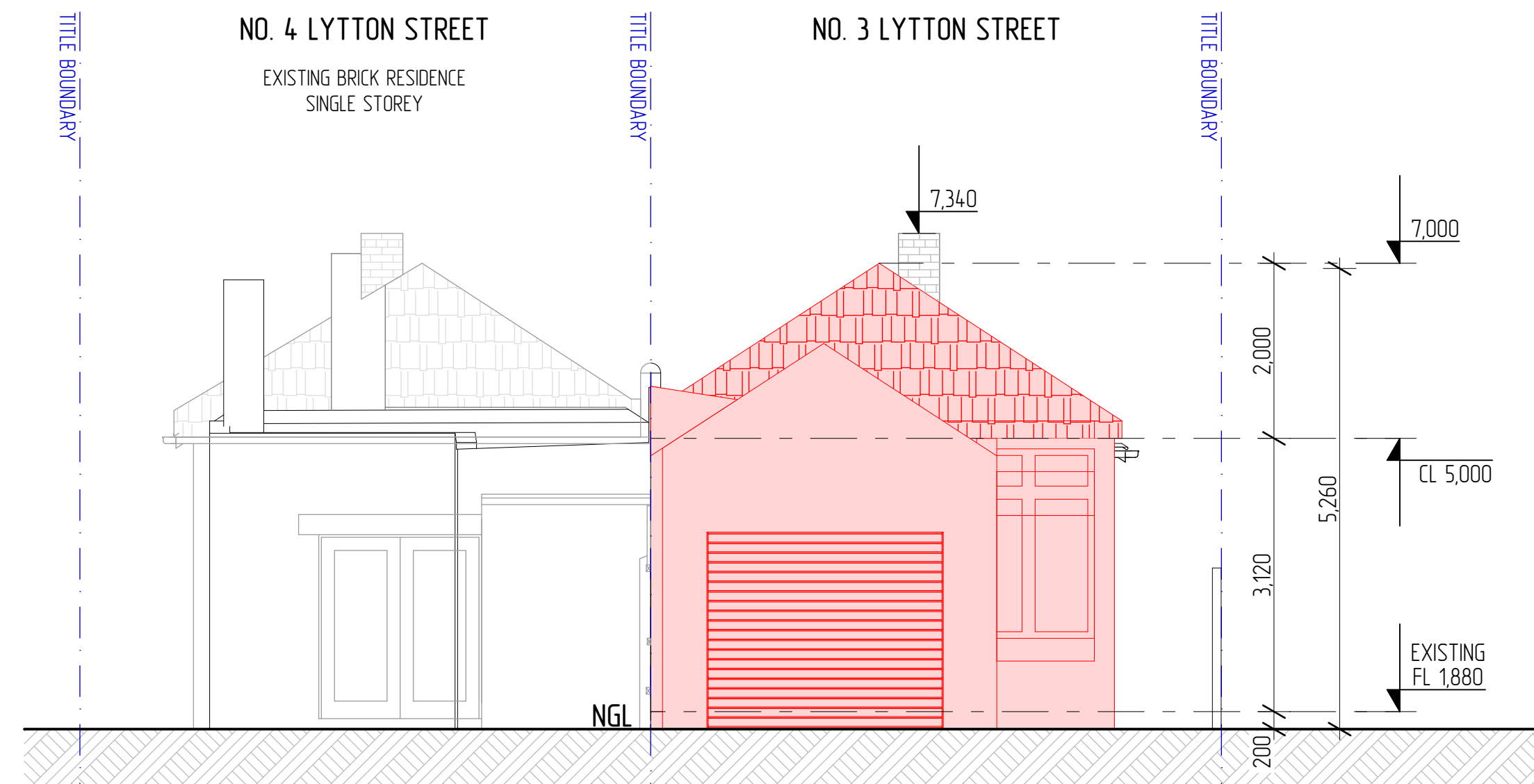
PROPOSED ROOF PLAN

Project number	#PLn
Date	DECEMBER 2025
Drawn by	MG
Checked by	KS
TP05	
Scale	1:60

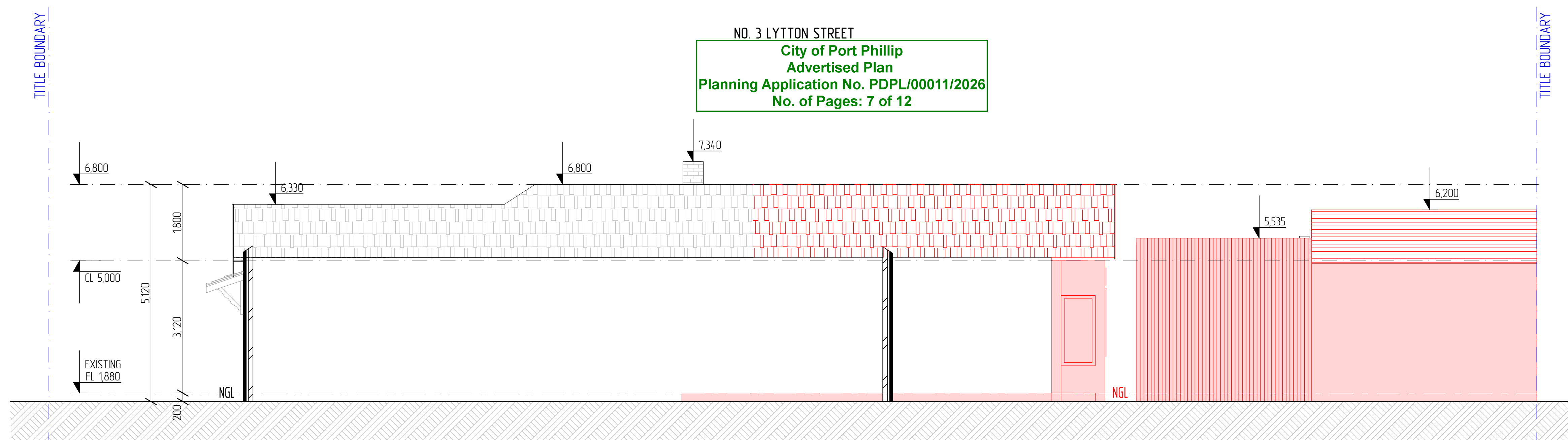




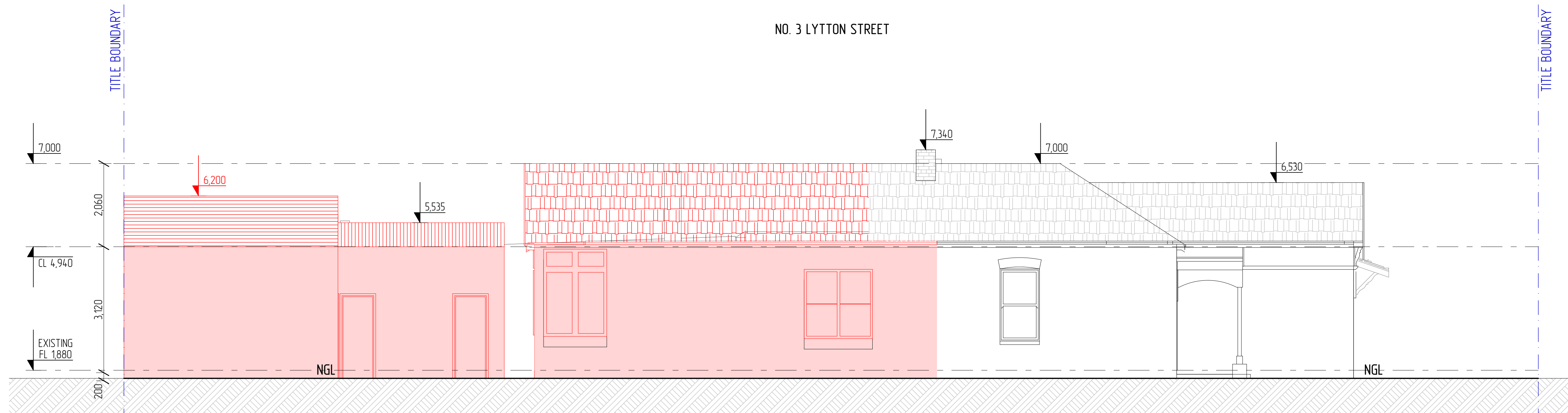
EXISTING WEST ELEVATION



EXISTING/DEMOLITION EAST ELEVATION



EXISTING/DEMOLITION SOUTH ELEVATION

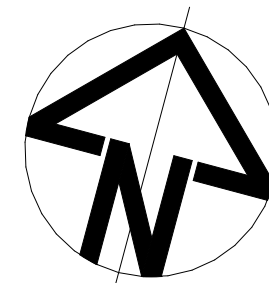


EXISTING/DEMOLITION NORTH ELEVATION

EXISTING/DEMOLITION ELEVATIONS

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Project North

[illegible]

Client: NELLIE MONTAGUE

Address: 3 LYTTON STREET ELWOOD
3184 VIC

EXISTING/DEMOLITION ELEVATIONS

Project number #Pln

Date DECEMBER 2025

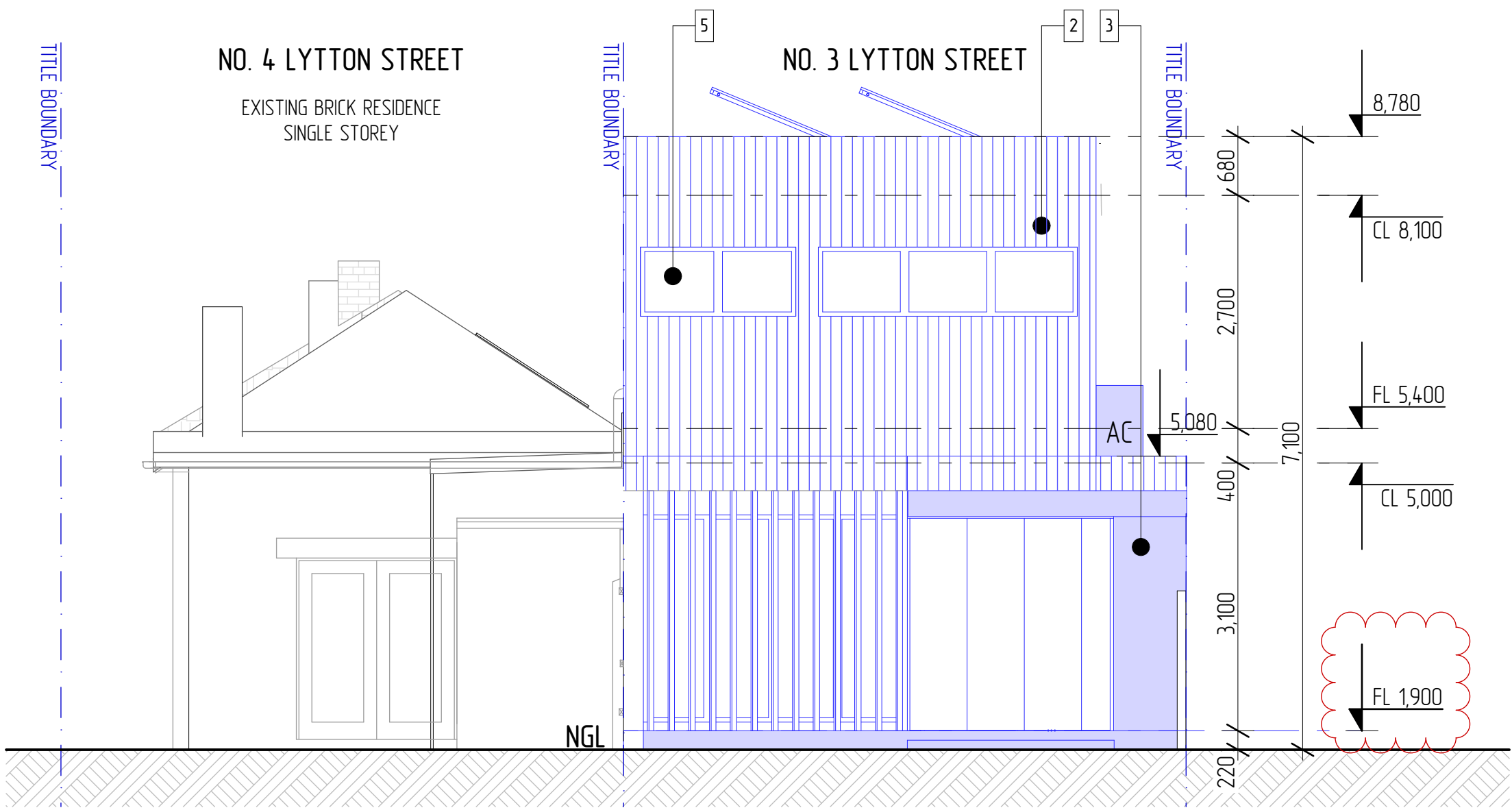
Drawn by MG

Checked by KS

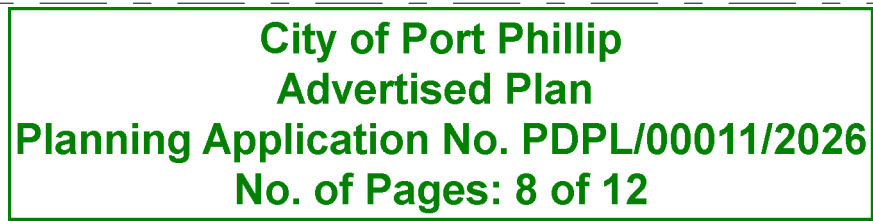
TP06

Scale 1:60

PROPOSED ELEVATIONS



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

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office: 445-449 South Rd, Bentleigh, VIC
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Client: NELLIE MONTAGUE

Address: 3 LYTTON STREET ELWOOD
3184 VIC

PROPOSED ELEVATIONS

Project number	#Pln
Date	DECEMBER 2025
Drawn by	MG
Checked by	KS
TP07	
Scale	1:60

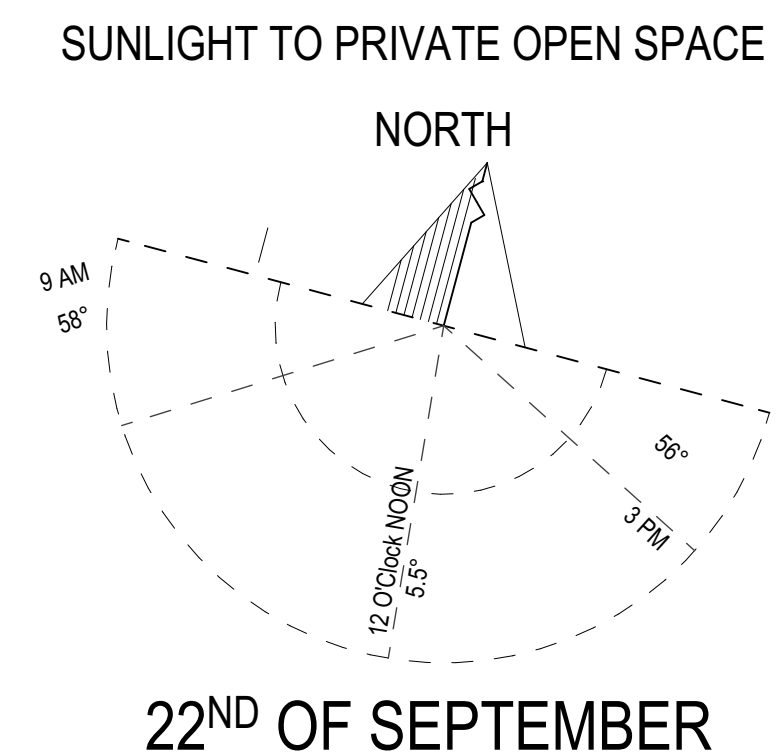


LEGEND

EXISTING SHADOWS

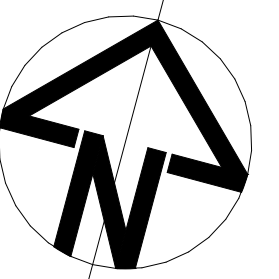
PROPOSED SHADOWS

OVERSHADOWING TO 4 LYTTON STREET				
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	46.79	46.79	0%	No
10:00AM	46.79	46.79	0%	No
11:00AM	46.79	46.52	1%	No
12:00PM	46.79	42.53	9%	No
1:00PM	46.79	34.66	26%	Yes
2:00PM	46.79	15.99	66%	Yes
3:00PM	46.79	0.36	99%	Yes



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Project North

[illegible]

Client: NELLIE MONTAGUE

Address: 3 LYTTON STREET ELWOOD
3184 VIC

PROPOSED SHADOW DIAGRAMS

Project number	#PLn
Date	DECEMBER 2025
Drawn by	MG
Checked by	KS
TP08	
Scale	1:150



Client:	NELLIE MONTAGUE
Address:	3 LYTTON STREET ELWOOD 3184 VIC
PROPOSED SHADOW DIAGRAMS (3D)	
Project number	#PLn
Date	DECEMBER 2025
Drawn by	MG
Checked by	KS
TP09	
Scale	

6



PROPOSED SHADOW DIAGRAM 9AM



PROPOSED SHADOW DIAGRAM 10AM



PROPOSED SHADOW DIAGRAM 11AM



PROPOSED SHADOW DIAGRAM 12NN



PROPOSED SHADOW DIAGRAM 1PM



PROPOSED SHADOW DIAGRAM 2PM



PROPOSED SHADOW DIAGRAM 3PM

Project:
3 LYTTON STREET , ELWOOD
Schedule of External Materials, Colors and Finishes

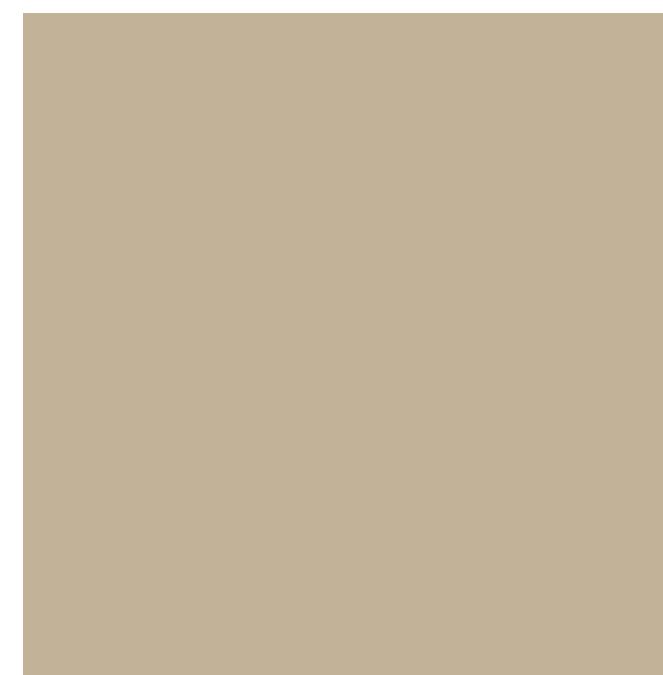
10



1. EXISTING BUILDING FACADE
RENDER, BEIGE COLOR



2. WALL METAL CLADDING:
IN MONUMENT COLOR OR
SIMILAR



3. EXTERNAL WALL: IN DULUX –
SELF DESTRUCT COLOR OR SIMILAR



4. ROOF: COLORBOND ROOFING
IN MONUMENT COLOR OR SIMILAR



5. ALUMINIUM WINDOW FRAMES
IN MONUMENT COLOR OR SIMILAR



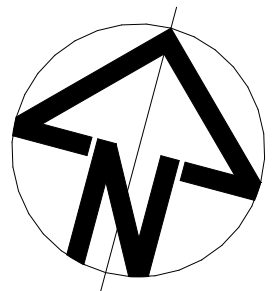
6. FASCIA & GUTTER-
COLORBOND FAÇADE
IN MONUMENT COLOR OR SIMILAR



DOWNPIPES
IN MONUMENT COLOR OR SIMILAR

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Project North

[illegible]

Client: NELLIE MONTAGUE

Address: 3 LYTTON STREET ELWOOD
3184 VIC

FINISHES SCHEDULE

Project number	#Pln
----------------	------

Date	DECEMBER 2025
------	---------------

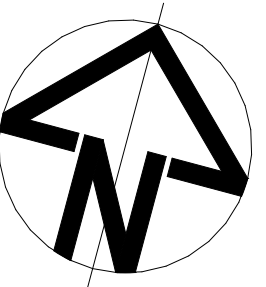
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Checked by	KS
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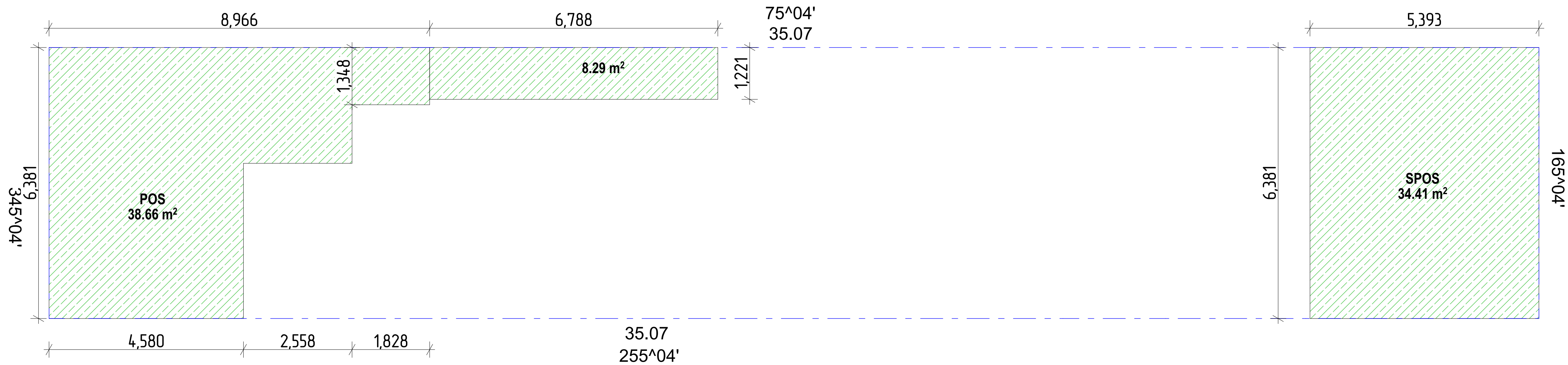
TP10

Scale

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Project North



GARDEN AREA SUMMARY	
	Area
POS FRONT	38.66
SIDE GARDEN	8.29
SPOS REAR	34.41
	81.36 m ²

TOTAL SITE AREA : 223.95 m²
GARDEN AREA CALCULATION : 81.36 m² – 36.33 %

[illegible]

Client: NELLIE MONTAGUE

Address: 3 LYTTON STREET ELWOOD
3184 VIC

GARDEN AREA

Project number #Pln

Date DECEMBER 2025

Drawn by MG

Checked by KS

TP11

Scale

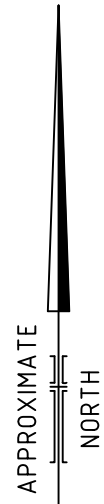


PHOTO 1: 1 & 2 LYTTON STREET



PHOTO 2: 3 & 4 LYTTON STREET

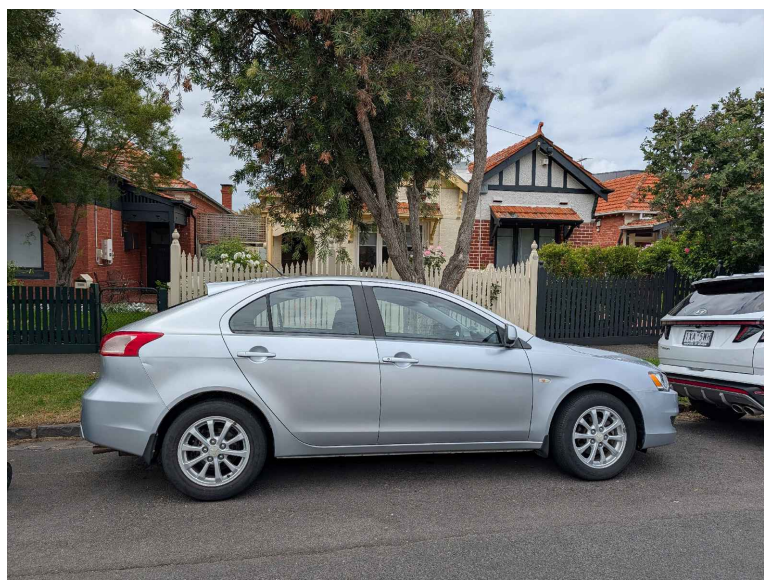


PHOTO 3: 5 LYTTON STREET

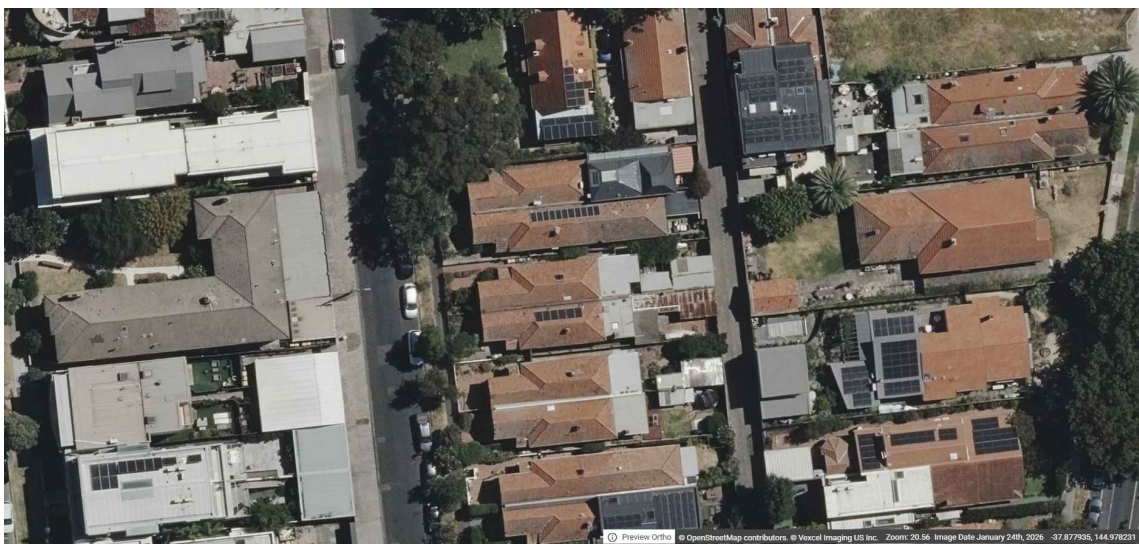


LEGEND	
	TREE
	PHOTOGRAPH LOCATION
	DOWN PIPE
	TITLE BOUNDARY
	VICMAP BOUNDARY
	FENCE
	PATH
	ROOF
	TOP OF GUTTER
	VERANDAH
	EDGE OF BITUMEN
	EDGE OF FORMATION
	WALL
	TOE OF BANK
	TOP OF BANK
	AERIAL DATA
	BYDA WATER U/G
	BYDA TELECOM U/G
	BYDA GAS U/G
	WINDOW SILL HEIGHT
	WINDOW HEAD HEIGHT
	TOP OF GUTTER

NOTATIONS

- THIS FEATURE & LEVEL SURVEY HAS BEEN UNDERTAKEN FOR PLANNING PURPOSES ONLY AND DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF ALL SPATIAL.
- SURVEY ACCURACY: DETAIL LOCATION $\pm 0.05m$, REDUCED LEVELS $\pm 0.02m$.
- THE NORTH SYMBOL ON THIS PLAN HAS BEEN ORIENTATED TO ACCORD WITH TITLE BEARINGS AND DOES NOT NECESSARILY ALIGN WITH TRUE NORTH.
- TBM LEVELS ARE TO BE CONFIRMED BY LEVELING BEFORE THEY CAN BE USED FOR ANY CONSTRUCTION PURPOSES.
- DETAILS OF NEIGHBOURING PROPERTIES ARE APPROXIMATE ONLY AND ARE SHOWN FOR PLANNING & DISCUSSION PURPOSES.
- LINE WORK DESCRIBED AS VICMAP BOUNDARY AND AERIAL DATA IS INDICATIVE ONLY AND IS NOT BASED ON SURVEY.
- NH REFERS TO NON HABITABLE WINDOWS. ALL WINDOWS ARE HABITABLE UNLESS SHOWN OTHERWISE.
- ONLY SIGNIFICANT TREES HAVE BEEN LOCATED AS PART OF THIS SURVEY.
- REFER TO FROZEN LAYER FOR TRIANGLES AND HIDDEN REDUCED LEVELS. NOT ALL LEVELS ARE SHOWN ON THIS PLAN FOR CLARITY PURPOSES.
- WHILST EVERY EFFORT HAS BEEN MADE TO LOCATE ALL FEATURES AND SERVICES WITHIN THE SURVEYED AREA, ALL SPATIAL CANNOT BE HELD RESPONSIBLE FOR THE OMISSION OF FEATURES CONCEALED, BURIED, OR UNDER CONSTRUCTION INCLUDING STRUCTURES AND FOOTINGS BELOW THE SURFACE LEVEL PROJECTING INTO THE SITE FROM ADJOINING PROPERTIES AT THE TIME OF SURVEY.

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AERIAL IMAGE

WARNING

UNDERGROUND SERVICES DID NOT FORM PART OF THIS SURVEY, PRIOR TO ANY DESIGN, DEMOLITION, EXCAVATION OR CONSTRUCTION THE RELEVANT AUTHORITIES SHOULD BE CONTACTED AND THE CERTIFICATE OF TITLE CHECKED FOR EASEMENTS OR ENCUMBRANCES.

ANY UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM SERVICE AUTHORITY RECORDS. THESE RECORDS ARE NOT ALWAYS CLEAR OR CORRECT. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE UNDERGROUND SERVICES INFORMATION SUPPLIED BY THE RELEVANT AUTHORITY.

I, ROGER BRUCE BLAKEMAN
of Suite 316, 19 Milton Parade, Malvern, 3144 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 12/03/2026 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.

Date: 19/03/2026

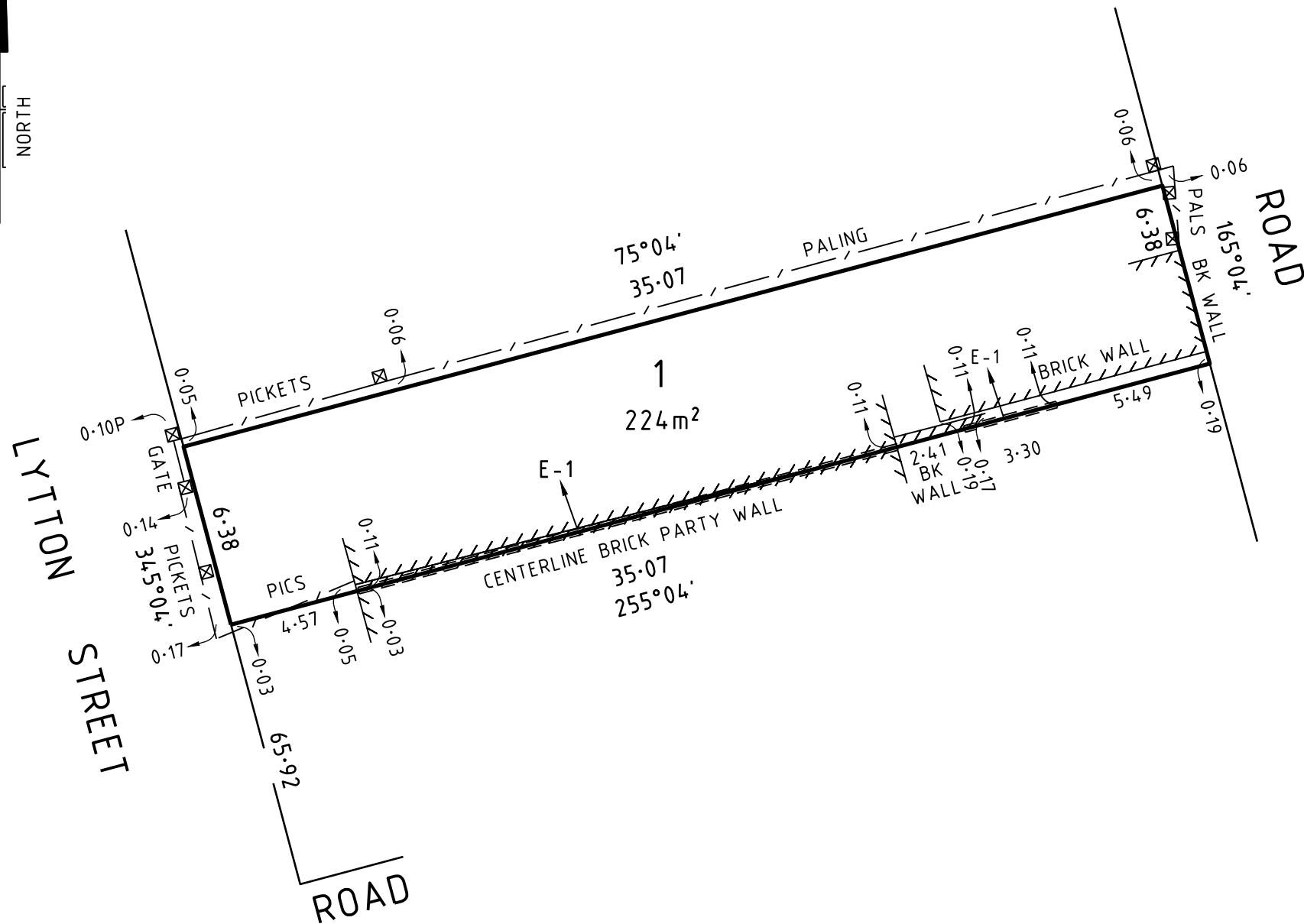
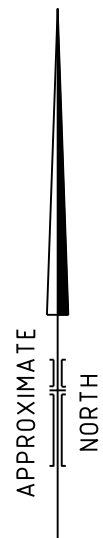
R. Blakeman
Licensed Surveyor
Surveying Act 2004.

SURVEYOR:	ES	DRAWN:	ES	SITE:	3 LYTTON STREET ELWOOD, 3184 LOT 1 ON TP393627T
DATA FILE:	M26006-EC.see	DATE:	12/03/2026	TITLE:	PLAN OF EXISTING CONDITIONS
HEIGHT DATUM:	CONTOURS ARE AT INTERVALS OF 0.20m AND LEVELS ARE TO THE AUSTRALIAN HEIGHT DATUM VIDE MELBOURNE SOUTH PM 605 RL 2.04 (SMES 12/03/2026)				
CLIENT:	KAT DESIGN				



SCALE	1:100	AT A1 SIZE
DWG NO.	M26006-EC-A	REV NO. A
JOB NO.	PORT PHILLIP PLANNING DEPARTMENT	TASK NO.
Date Received:	29/4/2026	

City of Port Phillip
Advertised Document
Planning Application No. PDPL/00011/2026
No. of Pages: 1 of 1



NOTATIONS

- FENCING AND SURVEY CONNECTIONS ARE NOT SHOWN TO SCALE
- THIS SURVEY RE-ESTABLISHES VOL4900 FOL883 IN ACCORDANCE WITH TITLE DIMENSIONS, AND DOES NOT ATTEMPT TO DETERMINE POSSESSORY RIGHTS OVER THE LAND BETWEEN THE TITLE BOUNDARIES AND FENCING. ANY QUERIES IN THIS REGARD SHOULD BE DIRECTED TO THE LICENSED SURVEYOR.

DEPTH LIMITATION
15.24m BELOW THE SURFACE

EASEMENT
E-1: 0.11m WIDE PARTY WALL EASEMENT VIDE INST 1150475

PROPERTY ADDRESS
3 LYTTON STREET, ELWOOD, 3184

CERTIFICATION BY SURVEYOR

I, ROGER BRUCE BLAKEMAN
of Suite 316, 19 Milton Parade, Malvern, 3144
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 12/03/2026,
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.

Date: 19/03/2026


Licensed Surveyor
Surveying Act 2004.

TO BE COMPLETED WHERE APPLICABLE

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT
MARK —
IN PROCLAIMED SURVEY AREA No. —

THE LAND IN THE SURVEY IS SHOWN ENCLOSED
BY CONTINUOUS THICK LINES
TITLE REF: VOL 4900 FOL 883
LAST PLAN REF: TP393627 (LOTS 1&2)

PLAN OF SURVEY

COUNTY OF BOURKE
PARISH: AT ELWOOD OF MELBOURNE SOUTH
SECTION 2A
CROWN ALLOTMENT 33 (PART) & 34 (PART)

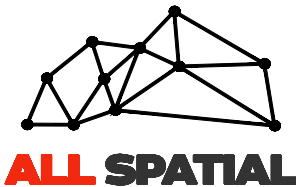
NUMBER OF SHEETS IN PLAN : 1
NUMBER OF THIS SHEET : 1

SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL
SCALE SHEET
1:200 SIZE
A3

OFFICE USE ONLY

VICTORIA



ACN 638 884 518
PO Box 7058, Glen Iris, VIC, 3146
www.allspatial.com.au office@allspatial.com.au

REF: M26006
DRAWING: M26006-PSURV-A
DATE: 19/03/2026
VERSION: A

PORT PHILLIP PLANNING DEPARTMENT
Date Received: 29/4/2026