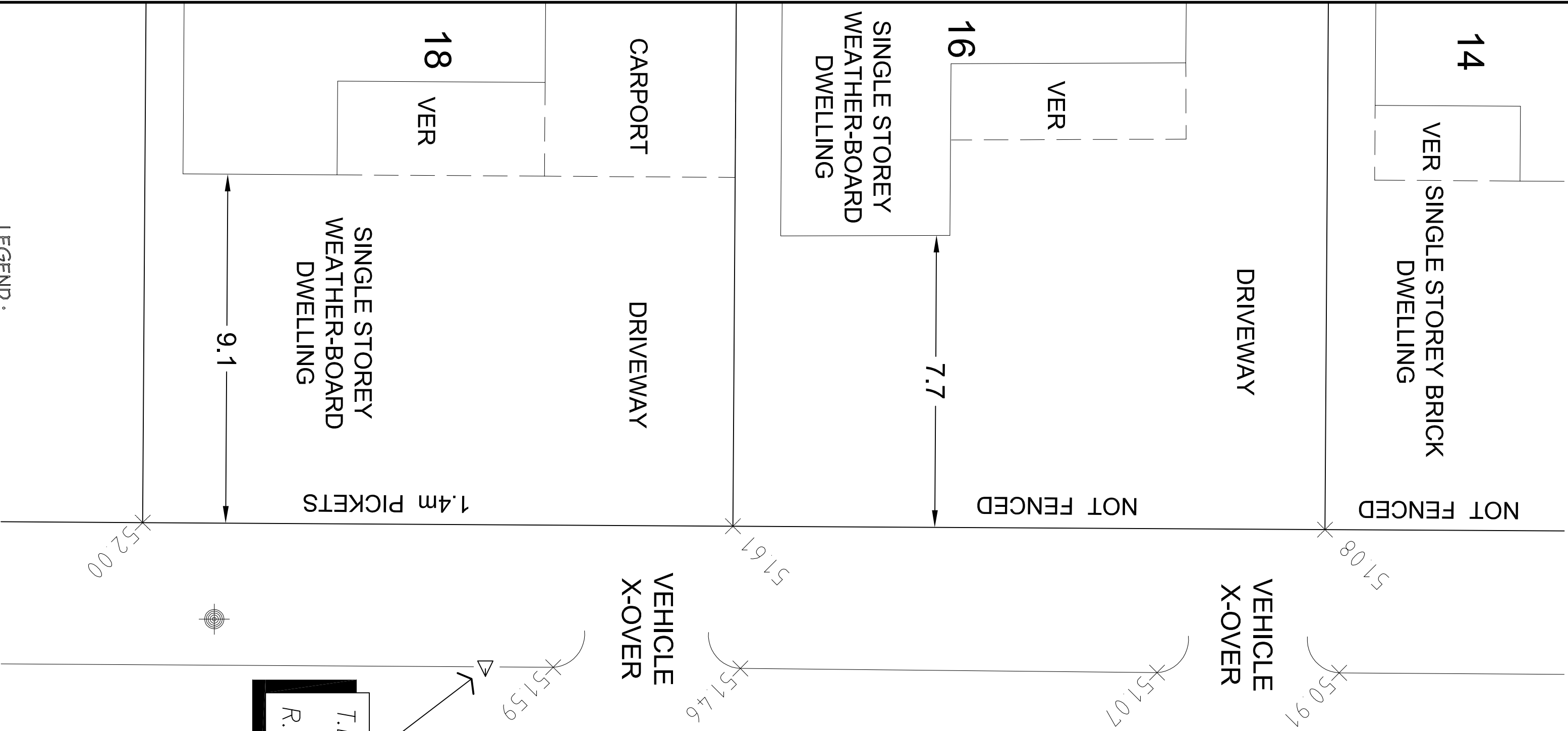
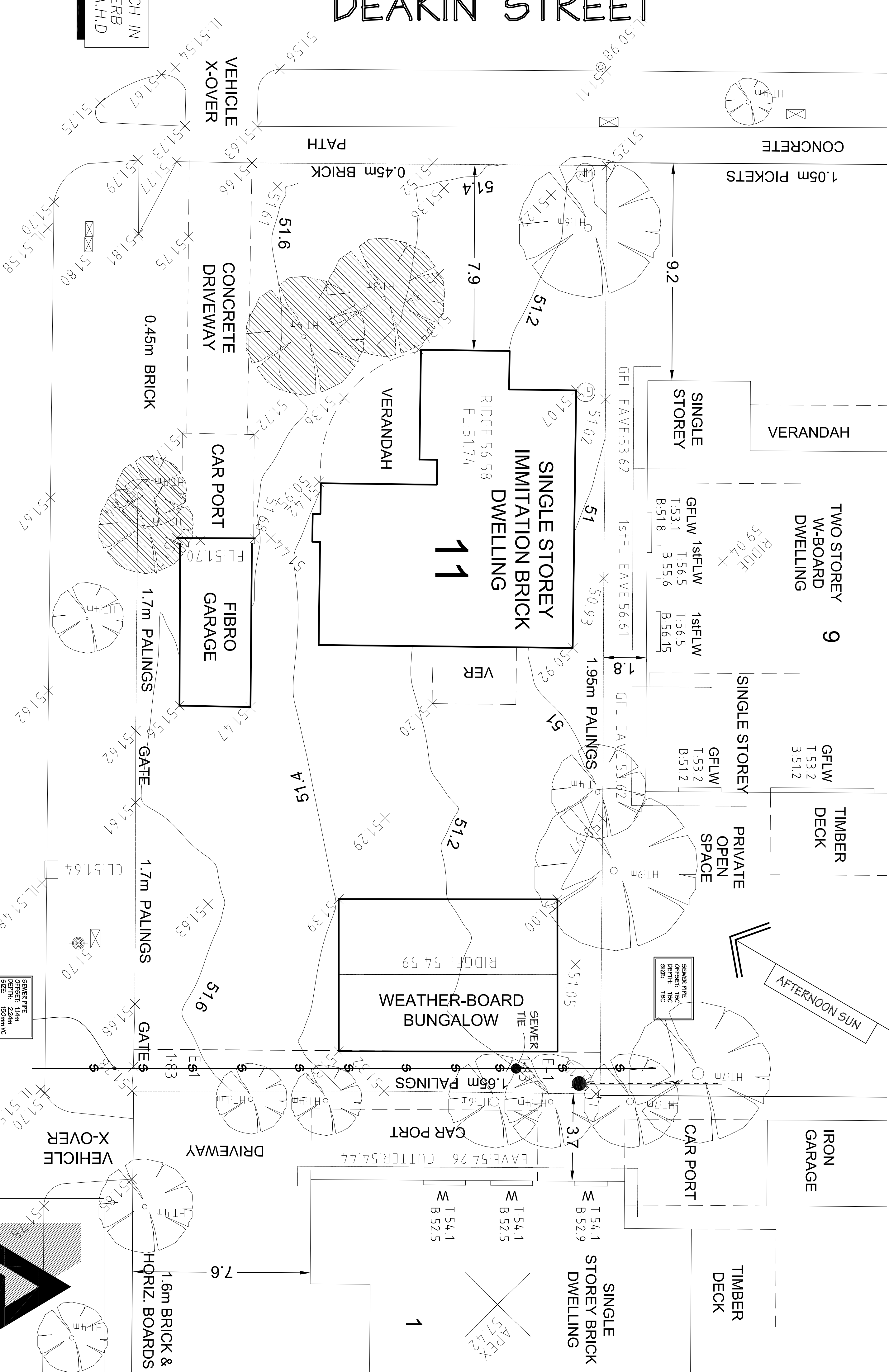
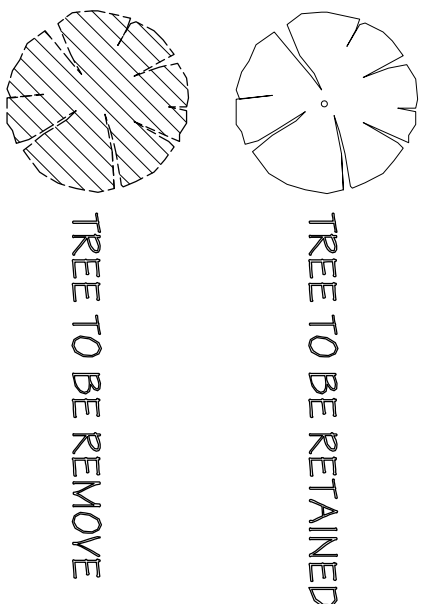




DEAKIN STREET



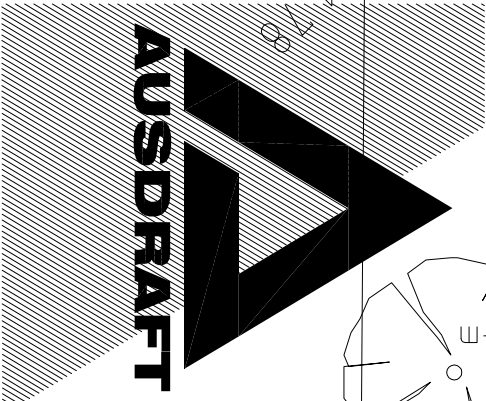
FORSTER COURT

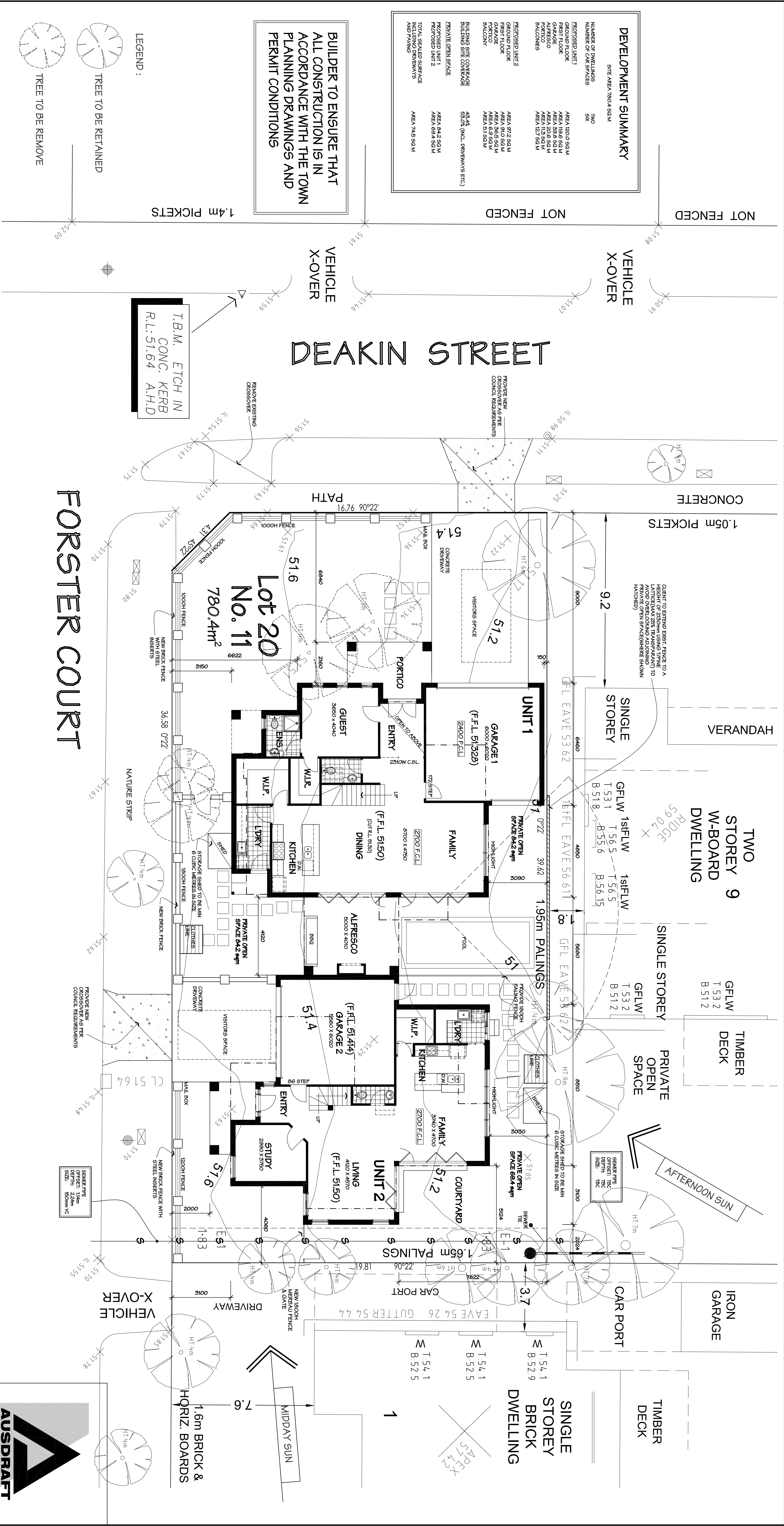


EXISTING SITE PLAN

© THESE PLANS ARE WHOLLY OWNED BY
AUSDRAFT PTY. LTD. REPRODUCTION IN WHOLE
OR PART IS FORBIDDEN WITHOUT THE PRIOR
WRITTEN CONSENT OF AUSDRAFT PTY. LTD.

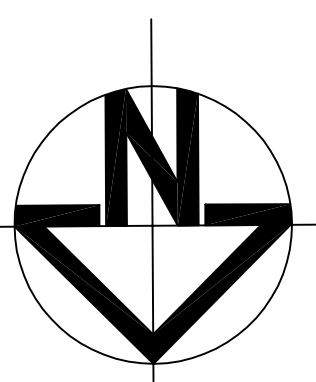
PROJECT: 2 UNIT DEVELOPMENT		215 Waverley Rd, Malvern East, VIC.3145 Phone: 9571 5525 Facsimile: 9571 5523 ACN 118 329 123 enquiries@ausdraft.com.au www.ausdraft.com.au ABN 30 118 329 123 RBP No. DP-AD 18369	
ROLE:	Megrodopne Pty. Ltd.		
AT:	11 DEAKIN STREET, BENTLEIGH EAST.		
CONTRACT NO.	07061	THE NAME:	07061TP
DRAWN BY:	S.E.	SCALE:	1:100
DATE:	06/08/07	PAGE No.	1 OF 7
REVISED:	13/02/08		





PROPOSED GROUND FLOOR PLANS

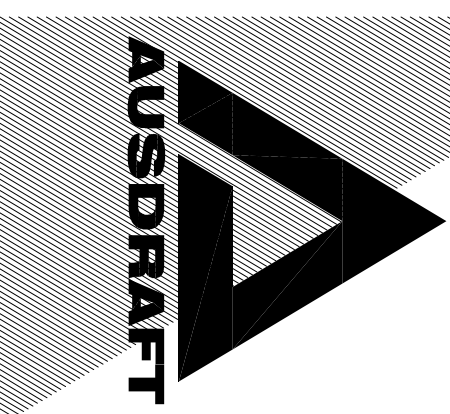
SCALE 1:100



THE BUILDER SHOULD NOTE THAT ANY TREES THAT ARE INCORRECTLY POSITIONED OR INTERFERE WITH THE CONSTRUCTION OF THE DEVELOPMENT AND WERE TO BE RETAINED BUT NOW REQUIRE REMOVAL MUST BE APPROVED BY COUNCIL PRIOR TO REMOVAL

ALL ADJOINING PROPERTY TREES TO BE PROTECTED & RETAINED THROUGHOUT DUKATION OF WORKS

PROPOSED SITE PLAN



215 Waverley Rd,
Malvern East, VIC 3145
Phone: 9571 5525
Fax: 9571 5523
ACN 118 329 123
enquiries@ausdrift.com.au
www.ausdrift.com.au
ABN 30 118 329 123
RBP No. DP-AD 18369

PROJECT:
2 UNIT DEVELOPMENT

FOR:
Megrodopne Pty. Ltd.

AT:
11 DEAKIN STREET,
BENTLEIGH EAST.

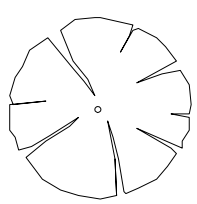
CONTRACT NO. 07061
S.E. SCALE 1:100
DATE 06/08/07
REVISION 13/02/08

© THESE PLANS ARE WHOLLY OWNED BY AUSDRIFT PTY. LTD. REPRODUCTION IN WHOLE OR PART IS FORBIDDEN WITHOUT THE PRIOR WRITTEN CONSENT OF AUSDRIFT PTY. LTD.

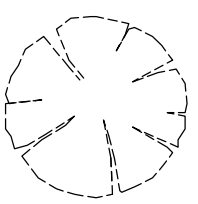
DEVELOPMENT SUMMARY		
SITE AREA 780.4 SQ M		
NUMBER OF DWELLINGS	TWO	
NUMBER OF CAR SPACES	SIX	
PROPOSED UNIT 1		
GROUND FLOOR	AREA 120.0 SQ M	
FIRST FLOOR	AREA 119.6 SQ M	
GAZEAPE	AREA 120.0 SQ M	
PORTICO	AREA 127.9 SQ M	
BALCONIES	AREA 127.9 SQ M	
PROPOSED UNIT 2		
GROUND FLOOR	AREA 97.2 SQ M	
FIRST FLOOR	AREA 97.0 SQ M	
GAZEAPE	AREA 97.2 SQ M	
PORTICO	AREA 97.0 SQ M	
BALCONY	AREA 51.56 M	
BUILDING SITE COVERAGE	43.4%	(INCL. DRIVEWAYS ETC.)
PRIVATE OPEN SPACE	AREA 84.2 SQ M	
PROPOSED UNIT 1	AREA 84.2 SQ M	
PROPOSED UNIT 2	AREA 69.4 SQ M	
TOTAL SEATING SURFACE INCLUDING DRIVEWAYS AND PAVING	AREA 745.5 SQ M	

BUILDER TO ENSURE THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH THE TOWN PLANNING DRAWINGS AND PERMIT CONDITIONS

LEGEND :



TREE TO BE RETAINED



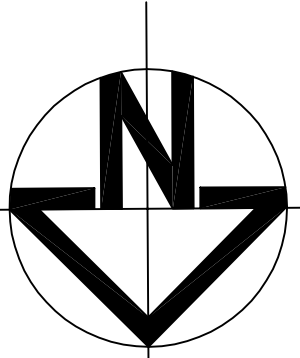
TREE TO BE REMOVE

THE BUILDER SHOULD NOTE THAT ANY TREES THAT ARE INCORRECTLY POSITIONED OR INTERFERE WITH THE CONSTRUCTION OF THE DEVELOPMENT AND WERE TO BE RETAINED BUT NOW REQUIRE REMOVAL MUST BE APPROVED BY COUNCIL PRIOR TO REMOVAL

DEAKIN STREET

FORSTER COURT

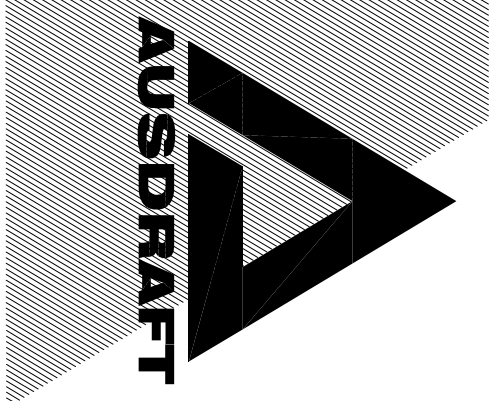
PROPOSED FIRST FLOOR PLANS
SCALE 1:100



PROPOSED SITE PLAN

ALL ADJOINING PROPERTY TREES TO BE PROTECTED & MAINTAINED THROUGHOUT DURATION OF WORKS

© THESE PLANS ARE WHOLLY OWNED BY AUSDRIFT PTY. LTD. REPRODUCTION IN WHOLE OR PART IS FORBIDDEN WITHOUT THE PRIOR WRITTEN CONSENT OF AUSDRIFT PTY. LTD.



215 Waverley Rd,
Malvern East, VIC 3145
Phone: 9571 5525
Facsimile: 9571 5523
ACN 118 329 123
enquiries@ausdrift.com.au
www.ausdrift.com.au
ABN 30 118 329 123
RBP No. DP-AD 18369

PROJECT: 2 UNIT DEVELOPMENT

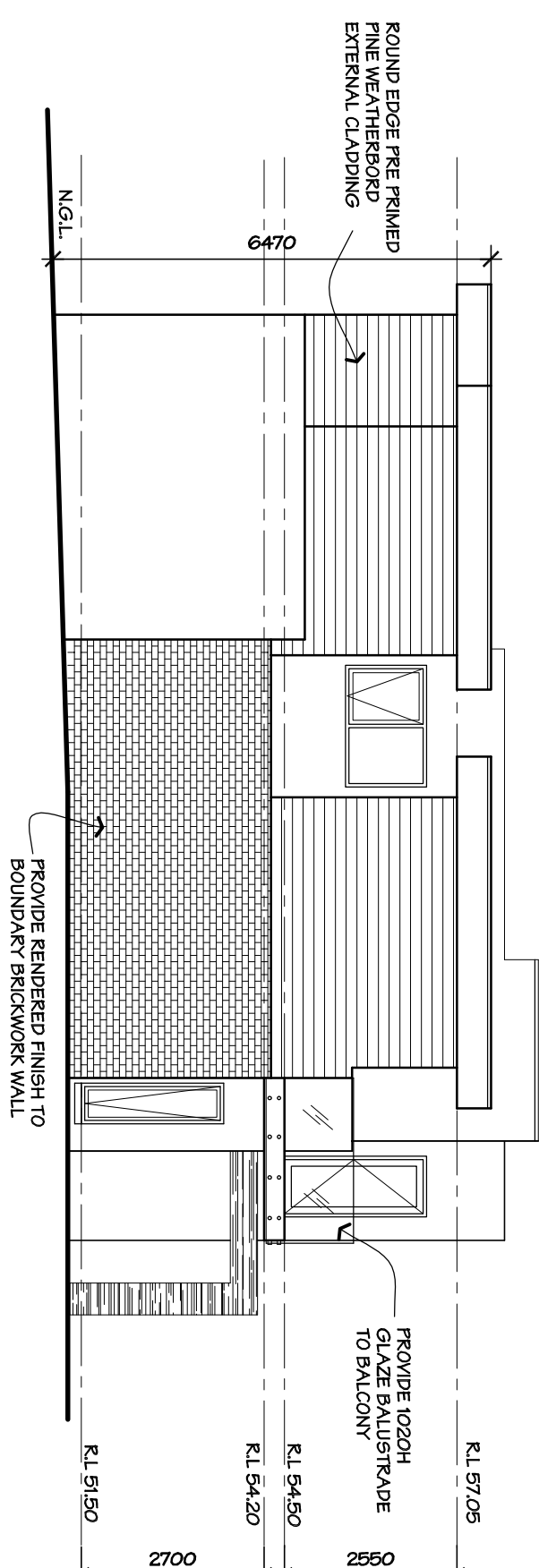
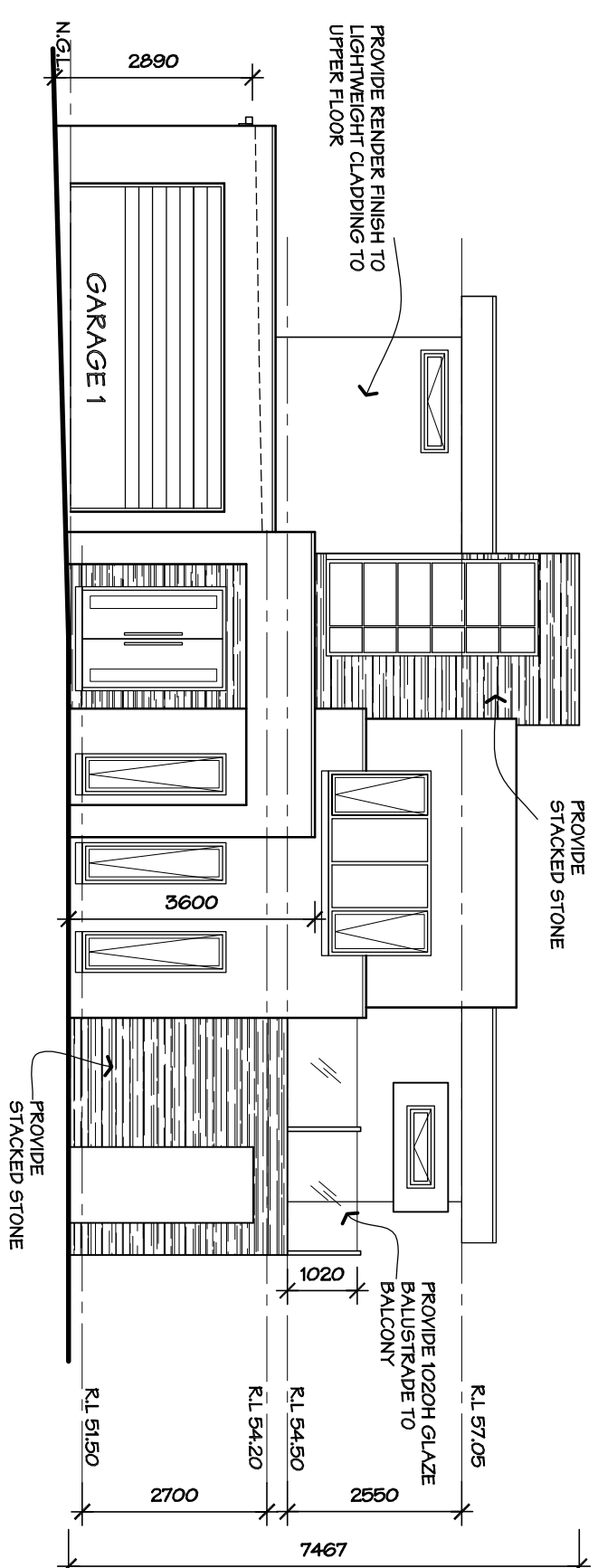
FOR: Megvodafone Pty. Ltd.

AT: 11 DEAKIN STREET, BENTLEIGH EAST.

CONTRACT NO. 07061 THE NAME: 070617P

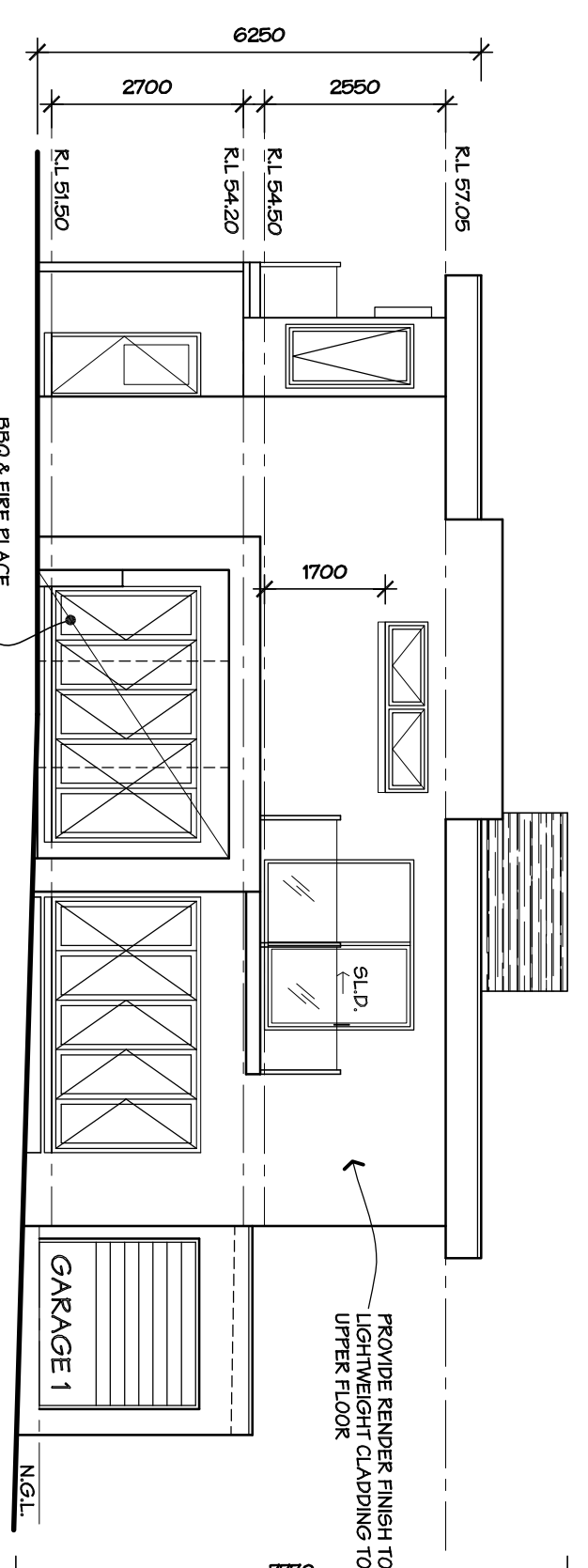
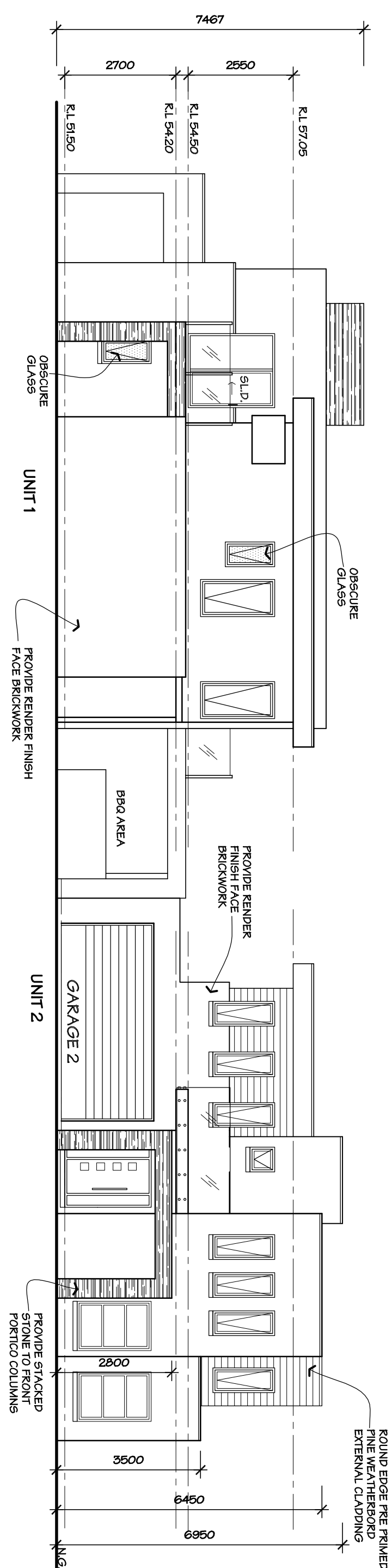
DRAWN: S.E. SCALE: 1:100
REVISD: 13/02/03 PAGE NO. 3 OF 7

BUILDER TO ENSURE THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH THE TOWN PLANNING DRAWINGS AND PERMIT CONDITIONS



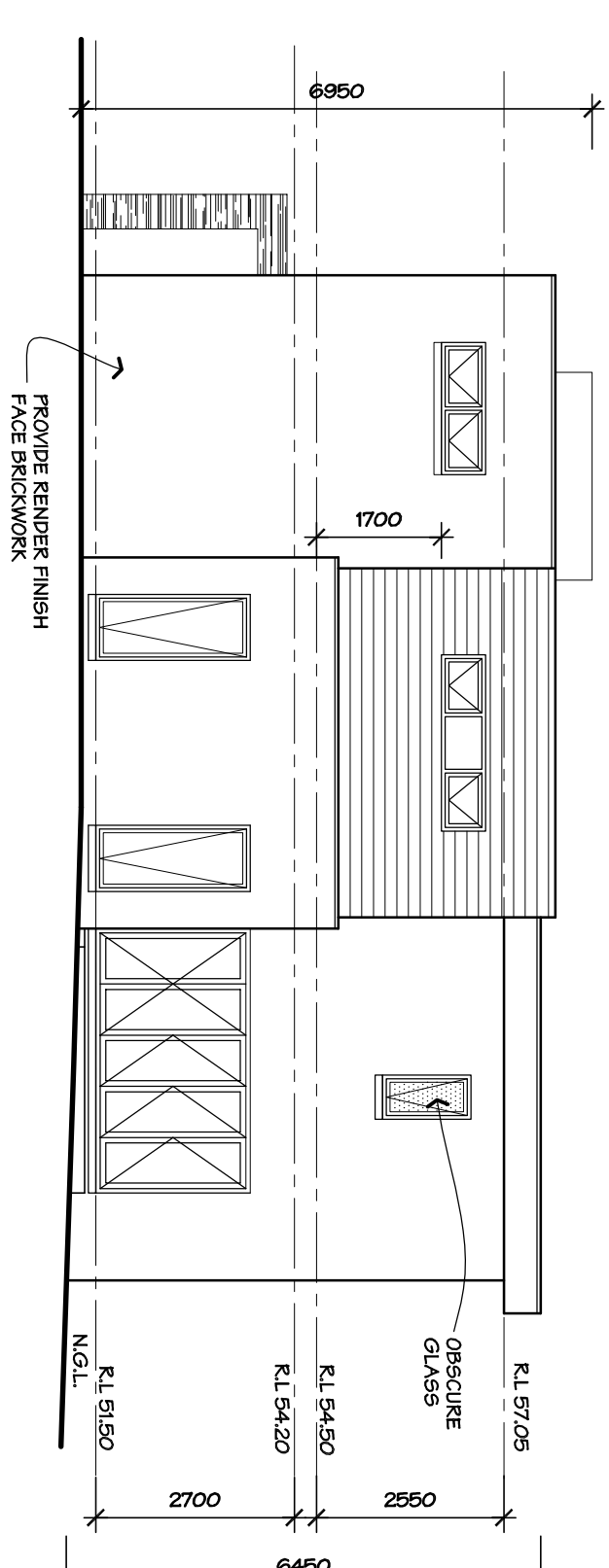
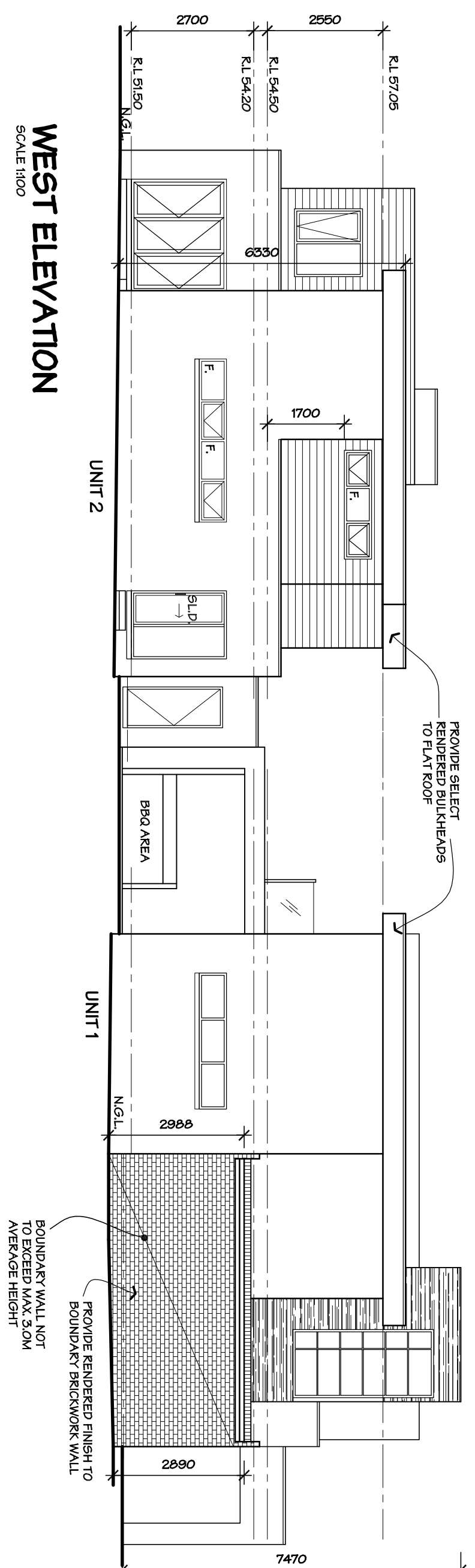
SOUTH ELEVATION UNIT 1
SCALE 1:100

SOUTH ELEVATION UNIT 2
SCALE 1:100



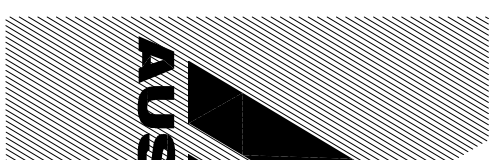
EAST ELEVATION
SCALE 1:100

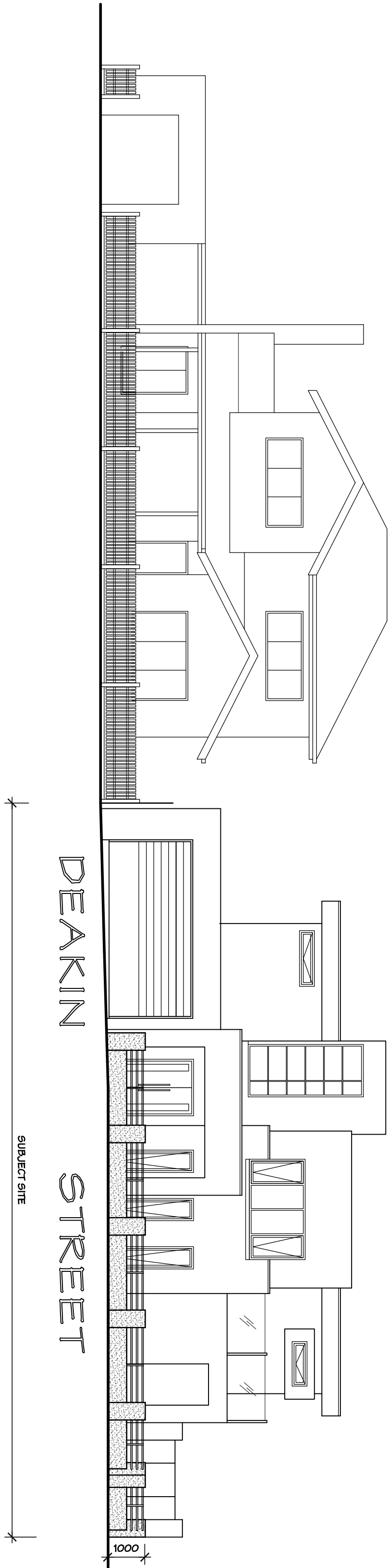
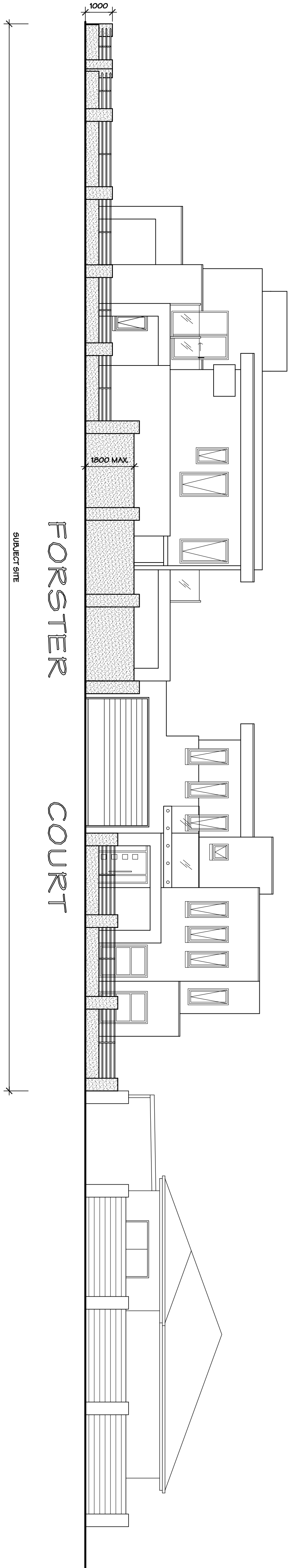
NORTH ELEVATION UNIT
SCALE 1:100



WEST ELEVATION
SCALE 1:100

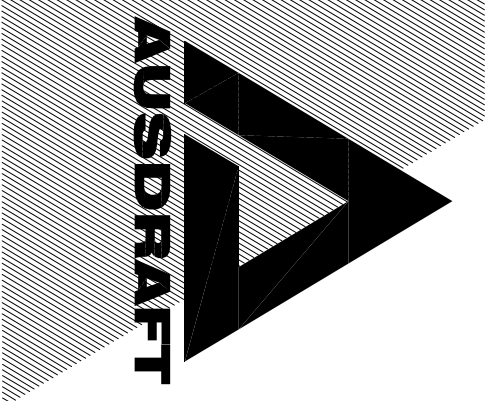
NORTH ELEVATION UNIT 2
SCALE 1:100

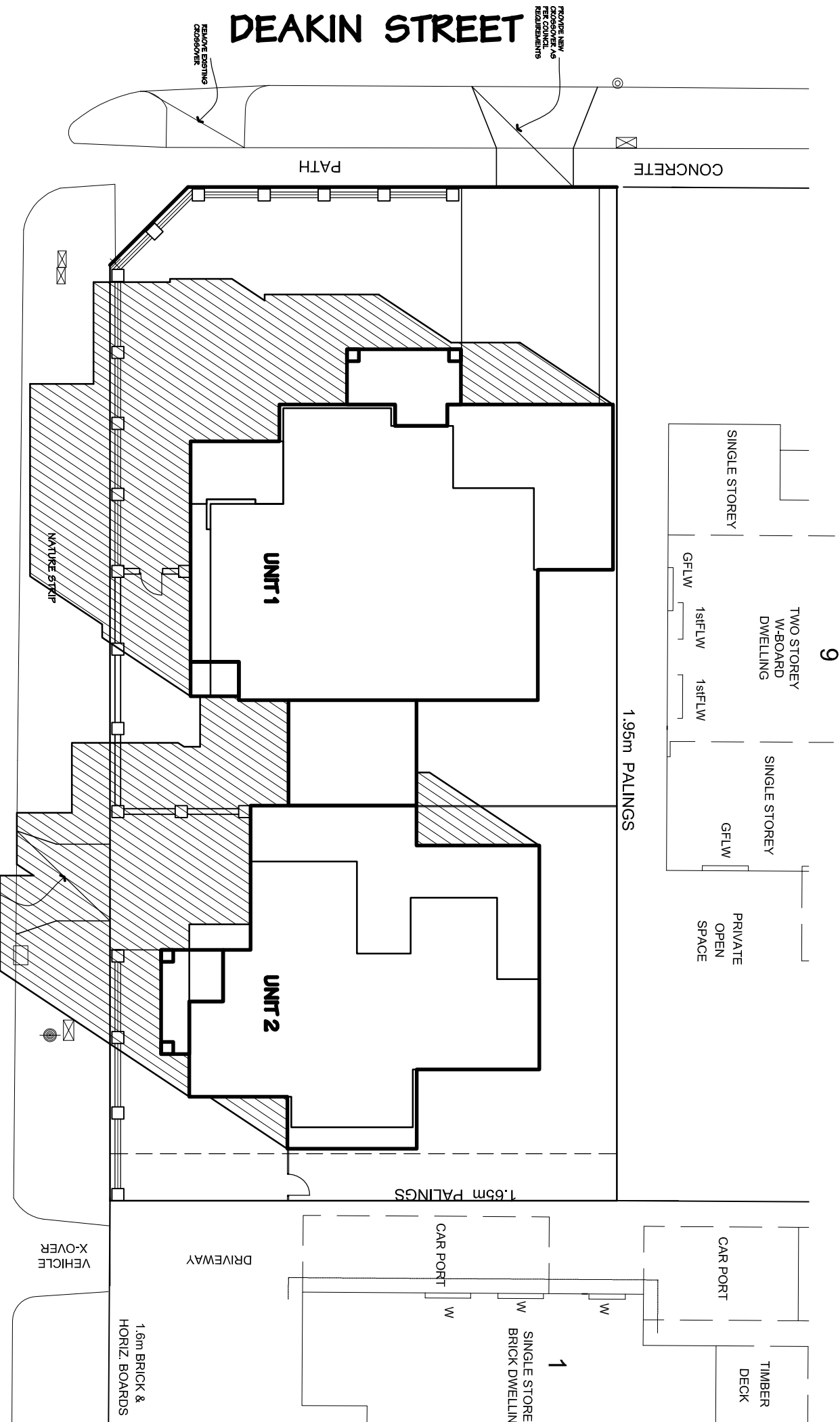
	
215 Mowatley Rd. Melville Ave., VIC. 3145 Phone: 9571 5525 Facsimile: 9571 5523 ACN 118 329 123	
enquiries@ausdrift.com.au www.ausdrift.com.au ABN 30 118 329 123 RBP No. DP-AD 18369	
PROJECT:	2 UNIT DEVELOPMENT
TOR:	Movoadpnhne Pty. Ltd.
AT:	11 DEAKIN STREET, BENTRICH EAST.
CONTRACT	OT061
NO.	OT061TP
DRAWN:	S.E.
DATE:	06/08/07
REVISION:	13/02/08
	PAGE NO.
	SCALE 1:100
	4 OF 7



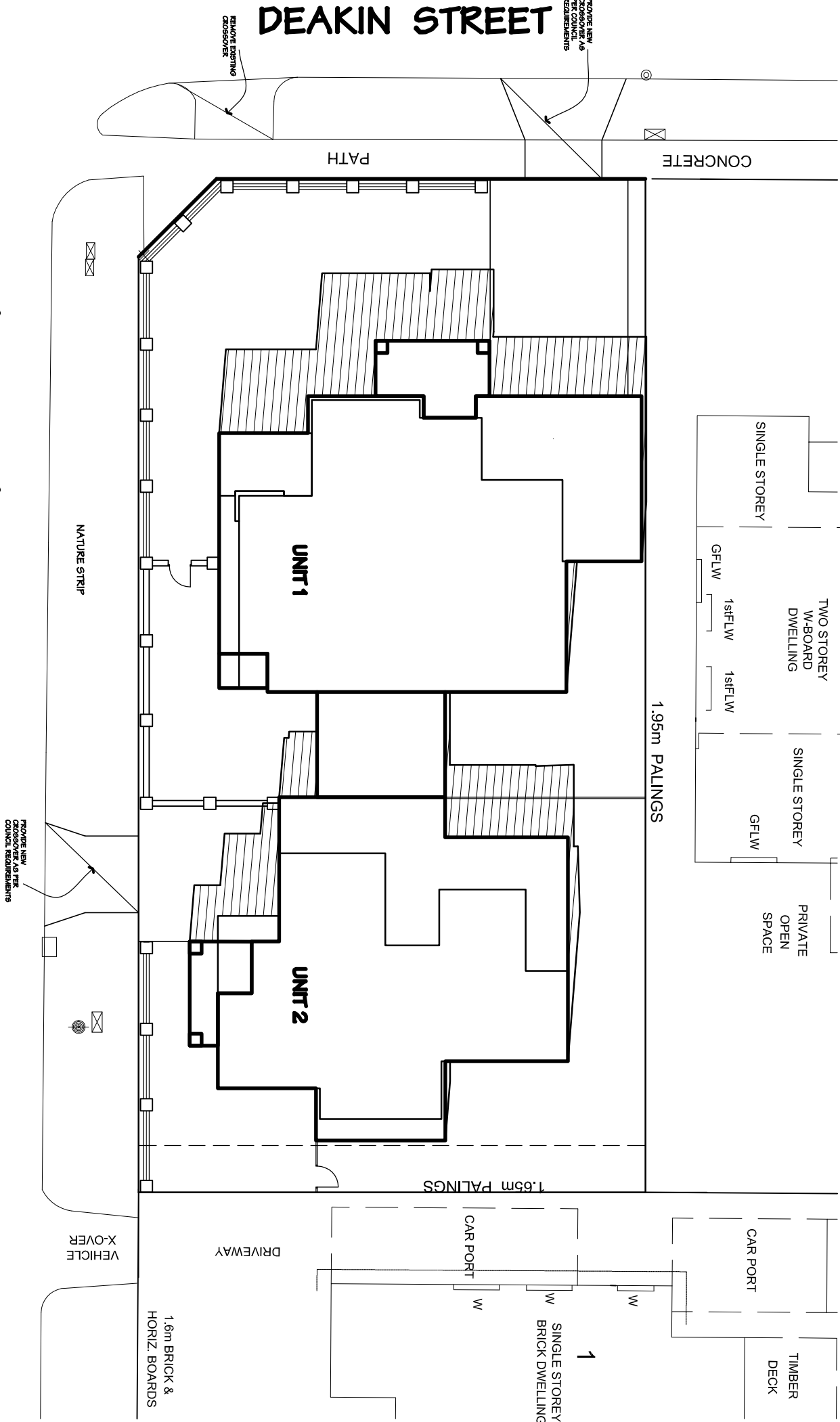
STREETSCAPE

© THESE PLANS ARE WHOLLY OWNED BY
AUSDRAFT PTY. LTD. REPRODUCTION IN WHOLE
OR PART IS FORBIDDEN WITHOUT THE PRIOR
WRITTEN CONSENT OF AUSDRAFT PTY. LTD.

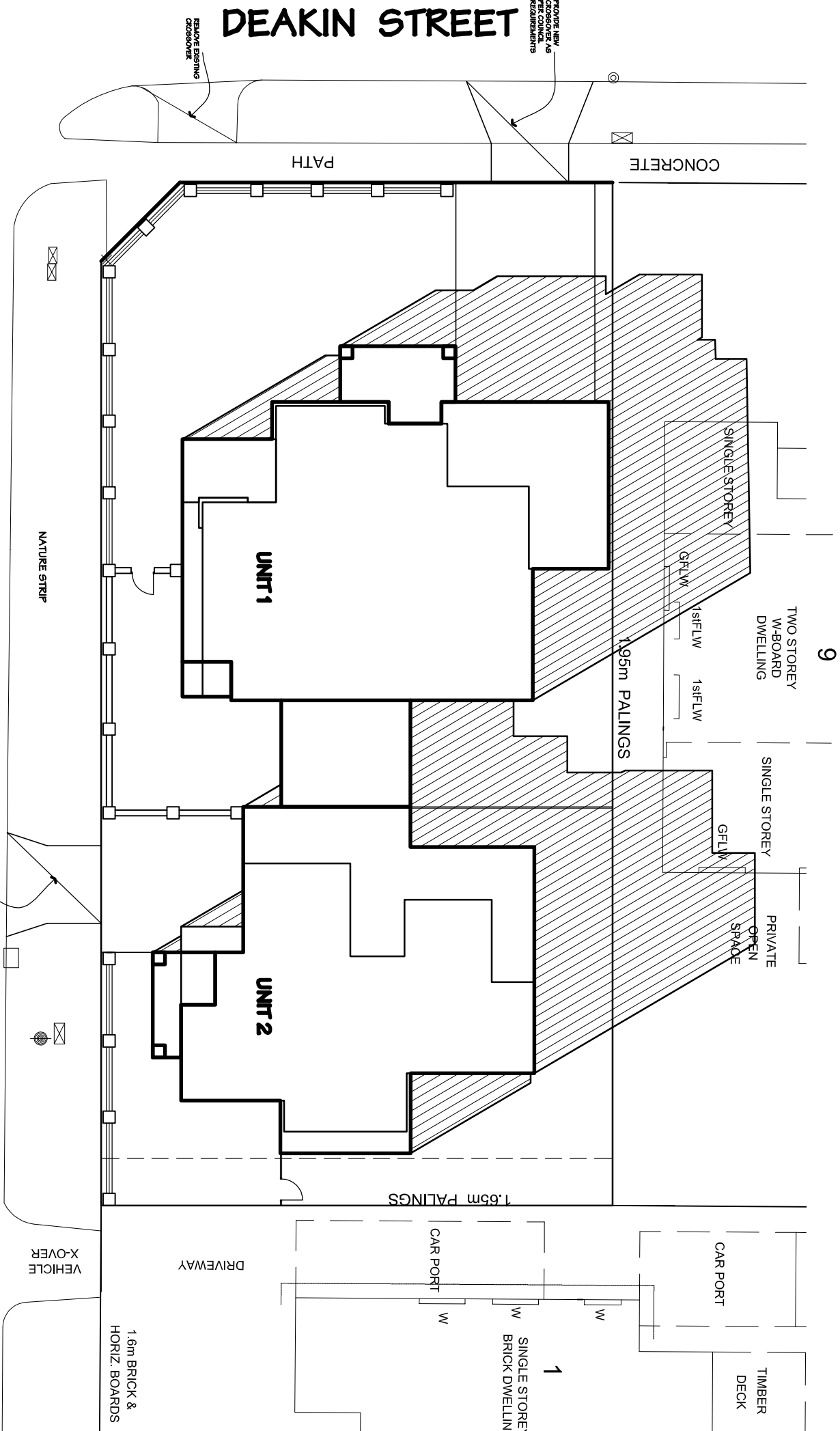
PROJECT: 2 UNIT DEVELOPMENT			
FOR:	Megvrodopne Pty. Ltd.	215 Waverley Rd, Malvern East, VIC.3145 Phone: 9571 5525 Facsimile: 9571 5523 ACN 118 329 123	
AT:	11 DEAKIN STREET, BENTLEIGH EAST.	enquiries@ausdraft.com.au www.ausdraft.com.au ABN 30 118 329 123 RBP No. DP-AD 18369	
CONTRACT NO.	07061	FILE NAME:	07061TP
DRAWN:	S.E.	SCALE:	1:100
DATE:	06/08/07	PAGE NO.	5 OF 7
REVISD:	13/02/08		



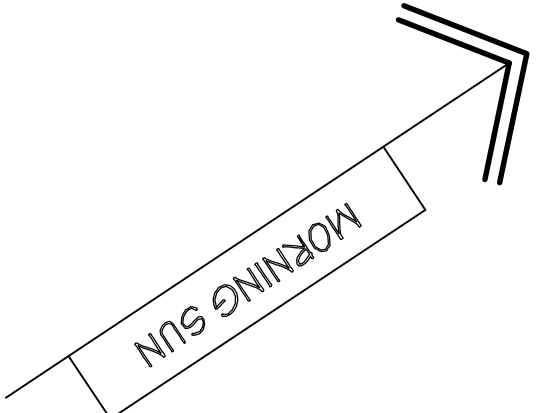
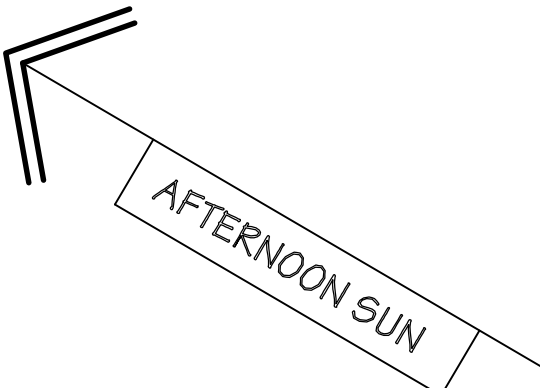
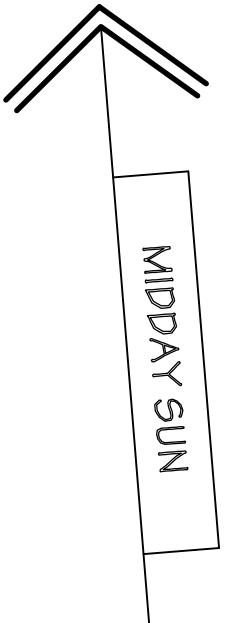
9AM



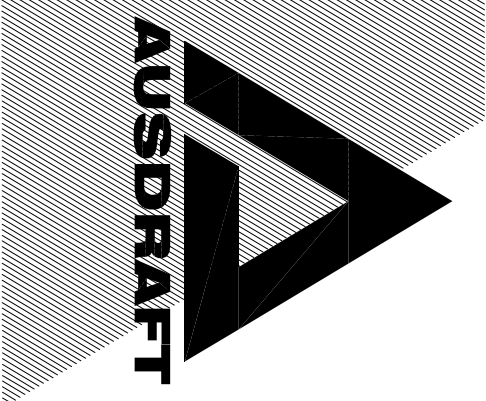
12PM



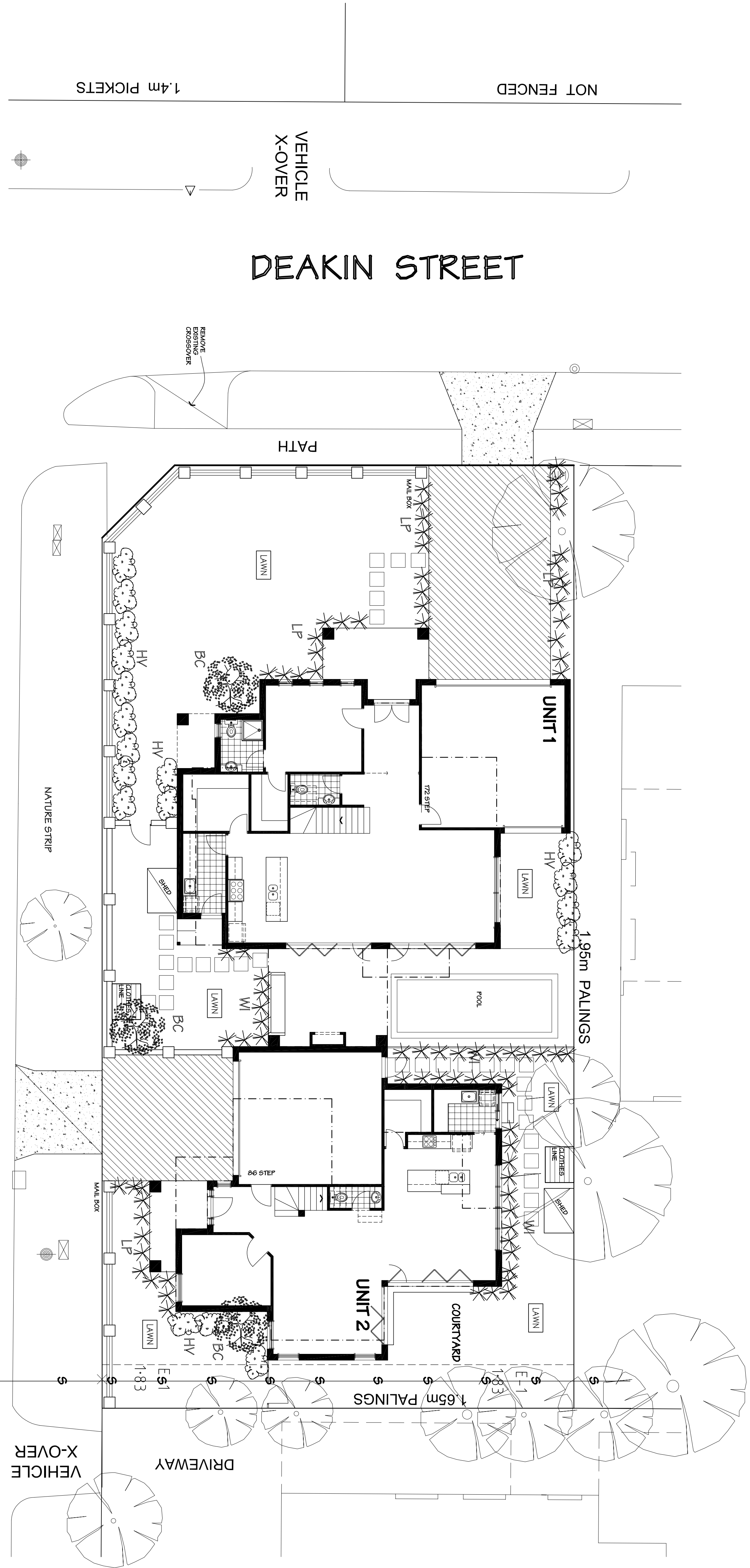
3PM



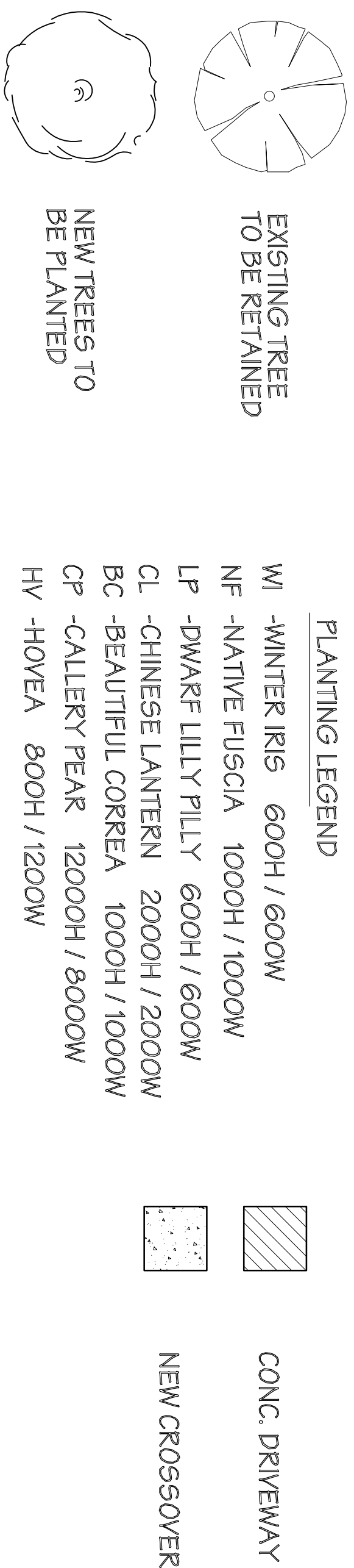
SHADOW DIAGRAMS

		215 Waverley Rd, Malvern East, VIC 3145 Phone: 9571 5525 Fax: 9571 5523 ACN 118 329 123
enquiries@ausdraft.com.au www.ausdraft.com.au ABN 30 118 329 123 RBP No. DP-AD 18369		
PROJECT: 2 UNIT DEVELOPMENT		
FOE: Megrodopne Pty. Ltd.		
AT: 11 DEAKIN STREET, BENTLEIGH EAST.		
CONTRACT NO. 07061	FILE NAME: 07061P	
DRAWN S.E.	SCALE: 1:200	
DATE 13/02/08	PAGE NO.	
		6 OF 7

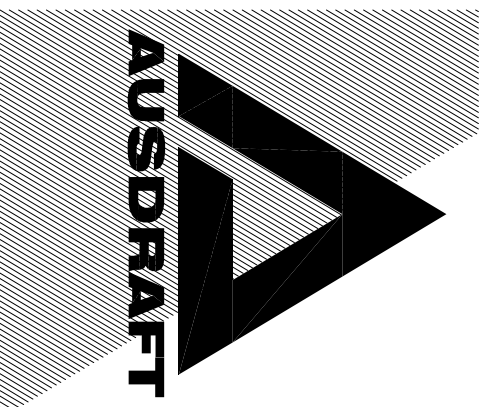
© THESE PLANS ARE WHOLLY OWNED BY
AUSDRAFT PTY. LTD. REPRODUCTION IN WHOLE
OR PART IS FORBIDDEN WITHOUT THE PRIOR
WRITTEN CONSENT OF AUSDRAFT PTY. LTD.



FORSTER COURT



LANDSCAPE CONCEPT PLAN



215 Waverley Rd,
Malvern East, VIC.3145
Phone: 9571 5525
Facsimile: 9571 5523
ACN 118 329 123
enquiries@ausdraft.com.au
www.ausdraft.com.au
ABN 30 118 329 123
RBP No. DP-AD 18369

PROJECT:
2 UNIT DEVELOPMENT

FOR: **Megrodopne Pty. Ltd.**

AT: **11 DEAKIN STREET,
BENTLEIGH EAST.**

CONTRACT NO.	07061	DRAWN	S.E.
DATE	06/08/07	REVISD	13/02/08
REVISION	13/02/08	SCALE	1:100
PAGE No.	7	OF 7	

© THESE PLANS ARE WHOLLY OWNED BY
AUSDRAFT PTY. LTD. REPRODUCTION IN WHOLE
OR PART IS FORBIDDEN WITHOUT THE PRIOR
WRITTEN CONSENT OF AUSDRAFT PTY. LTD.