

STREET No. 10



Title:

Concept Plan 39

Project:

Abbotts Run - Block 13

Legend

Amenity Area

Block Outline

Open Space

12 m Turning Radius for Garbage and Fire

Open Space

Site Statistics

Gross Site Area	1.39 ha	
Gross Site Density	89.21 u/ ha	
Unit Type	Unit Count	
Total Metro Towns	124	
3 Bed End Unit	48	
2 Bed Interior Unit	76	
	Required	Provided
Total Amenity Space (6 sqm./unit)	744 Sq m.	1737 Sq m.
Communal Amenity Space (50% of total amenity per unit = min. 3 Sq m./Unit)	372 Sq m.	373 Sq m.
Landscape Requirement	2,085 Sq m.	3,025 Sq m.
Bicycle Parking (0.5 per unit)	62	62
Parking		
Resident Parking (1.0 per unit)	124	124
Visitor Parking (0.1 per unit)	12	13
Extra Parking	-	
Total Parking Spaces (Units x 1.1)	136	137

NOTES

1.

All pathways are 1.5m unless otherwise noted.

2.

Each stacked town has an lower unit with a patio (16 sq. m.) and an upper unit with a balcony (6 sq.m.) which are included as private amenity area.

3.

Parking requirement for stacked towns is 1.0 per unit for the residents + 0.1 per unit for visitor = total 1.1 per unit.

4.

All End units are 1.0m wider to accommodate 3-Bedroom Units. They have been denoted on the plan with text "3-BED END".

3	Parallel Parking Removed	2025-01-17	G.T
2	Amenity space moved, parking adjusted	2025-01-16	G.T
1	Amenity space sidewalks removed.	2024-12-18	G.T
0	Drafted For Internal Review	2024-12-12	G.T

No.

Description

Revisions

Date

By

Drawn By: G.T.

Checked By: C.T.

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North

Scale: NTS