

PERRY PARK

URBAN DESIGN
MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE
GRAPHIC DESIGN

PLANS AND DOCUMENTS
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28 JAN 2016

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LIGHT INDUSTRY

FOLKESTONE STREET

ABBOTSFORD ROAD

RESIDENTIAL

■ SITE LOCATION PLAN

■ PROPOSED MULTI-UNIT DWELLING
Abbotsford Road, Multi-unit Development
For Rise Projects

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RISE PROJECTS

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PROJECT No: 15367BNE
DATE: 09.10.15
SCALE: 1:500@A3
DRAWING No: SK000

ISSUE FOR DA

DEVELOPMENT SUMMARY

PROPERTY ADDRESS
63, 65 Abbotsford Rd Bowen Hills 4006
1, 3 Folkestone St Bowen Hills 4006

RPD
Lot 1, 2 on RP50667
Lot 3, 4 on RP10094

Ward:HAMILTON

Total Site Area: 1367m²

RESIDENTIAL ACCOMODATION

	GF	L02-08 (Sub-Total)	L09	Total
1 Bed	2	2 (14)	-	16
2 Bed	5	6 (42)	6	53
3 Bed	-	1 (7)	1	8
Total	7	9 (63)	7	77

ACCESSIBLE UNITS	GF	L02-08 (Sub-Total)	L09	Total
1 Bed	2	2 (14)	-	16
Total Accessible Units				16 or 21%

CAR PARKING SUMMARY

REQUIRED

Bowen Hills Urban Development Scheme

Car Parking Ratios:

For Residential: On average - 1 space per dwelling (Including visitors)

	No. of Units	Rate	
1, 2 & 3 Bed	77	1	77
Total Required			82.8

PROVIDED

	Resident	Visitor	
Ground Floor	-	1	
Basement Level 01	28	-	28
Basement Level 02	28	-	28
Basement Level 03	30	-	30
Total Provided	86	1	87
(Total Provided where Transformer Required			81)

AREA STATISTICS

GROSS FLOOR AREA

	m ²
Level 01 Ground	544
Level 02	769
Level 03	769
Level 04	769
Level 05	769
Level 06	769
Level 07	769
Level 08	769
Level 09	696

Gross Floor Area	6620
Site Area	1367
Plot Ratio	4.8

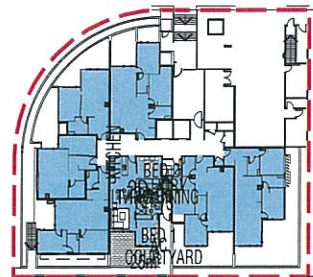
SITE COVER

	m ²	%
Site Area	1367	
Site Cover	1006	73.5

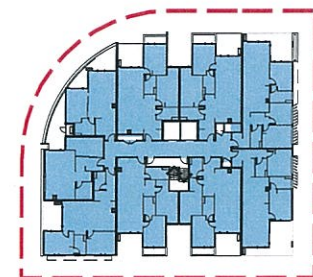
COMMUNAL OPEN SPACE

	m ²
Communal Recreation	102

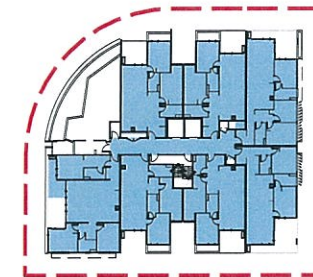
GROSS FLOOR AREA



LEVEL 01 GROUND
GFA: 544m²

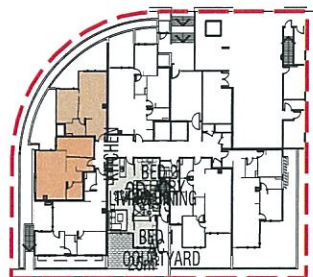


LEVEL 02-08
GFA: 769m²

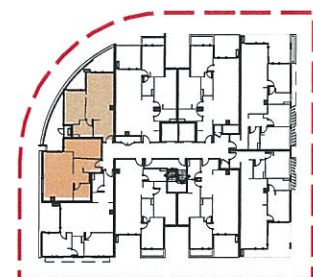


LEVEL 09
GFA: 696m²

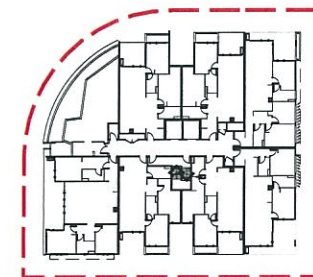
ACCESSIBLE UNITS



LEVEL 01 GROUND
ACCESSIBLE UNITS: 6&7

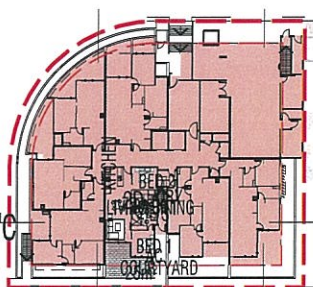


LEVEL 02-08
ACCESSIBLE UNITS: 8&9

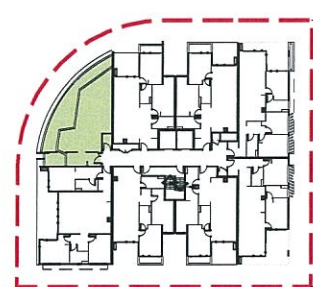


LEVEL 09

AREA CALCULATIONS



LEVEL 01 GROUND
SITE COVER 1006m²



LEVEL 09
COMMUNAL OPEN SPACE 102m²

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PROPOSED MULTI-UNIT DWELLING

Abbotsford Road, Multi-unit Development
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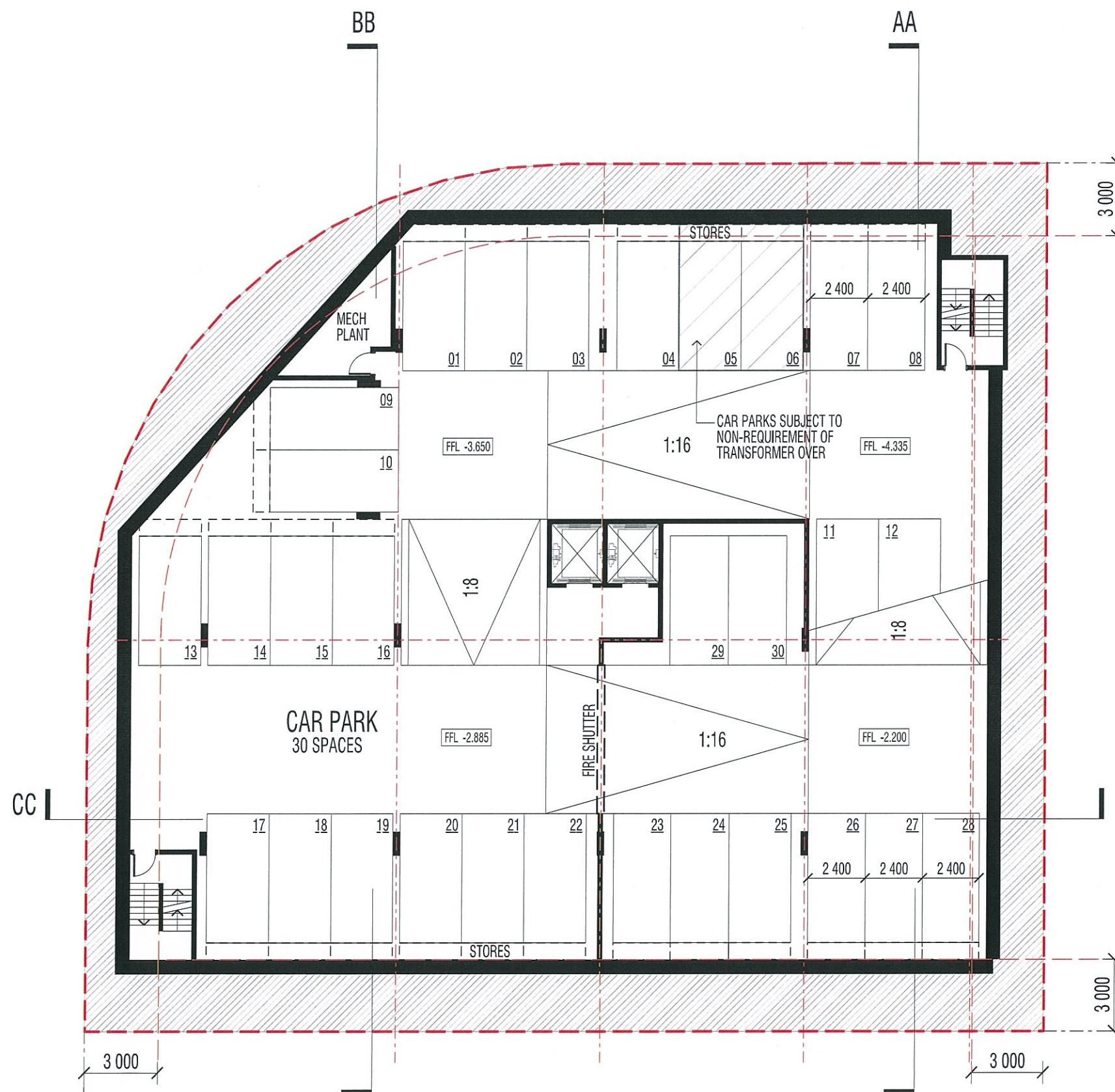
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■ BASEMENT 03

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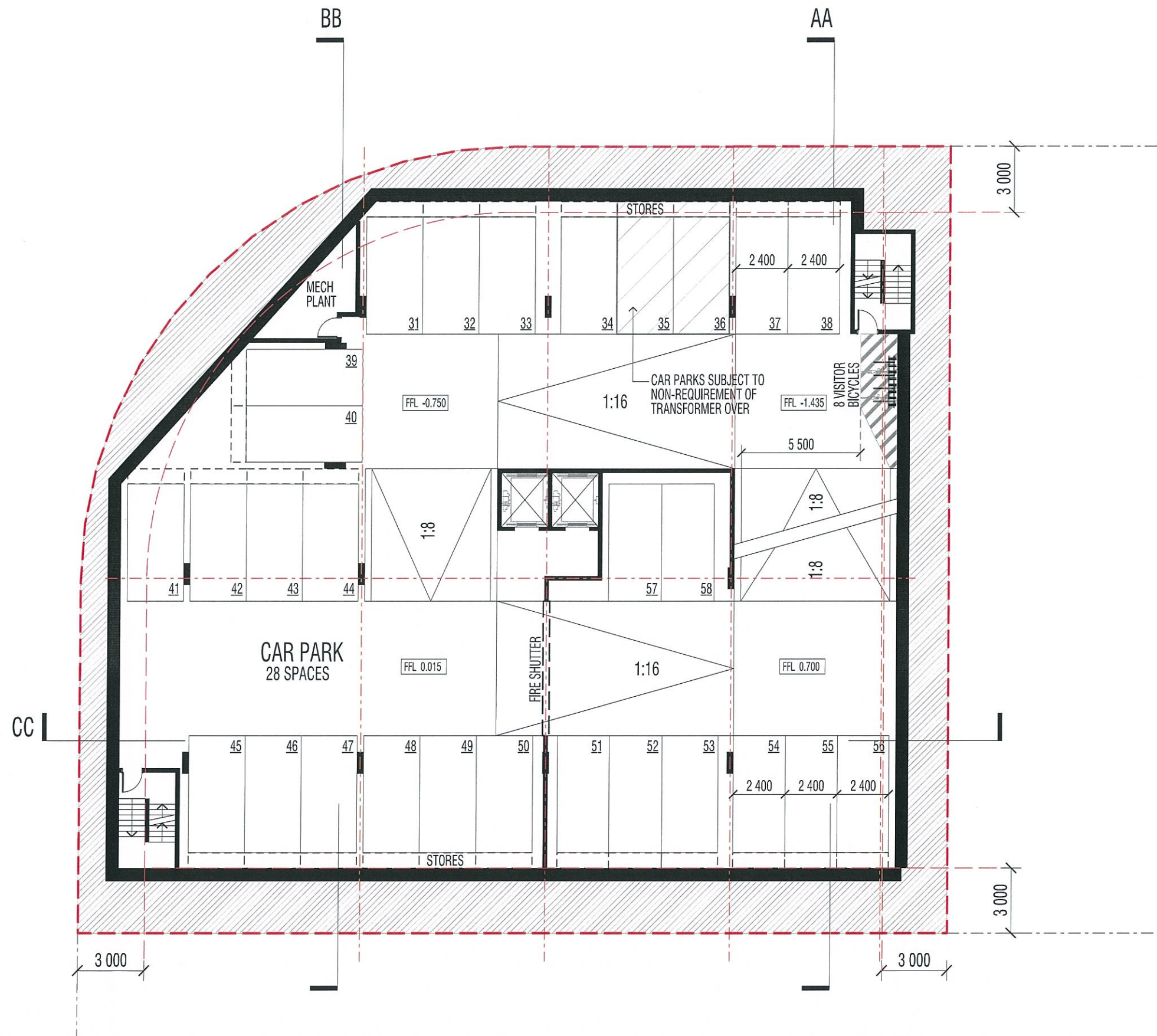
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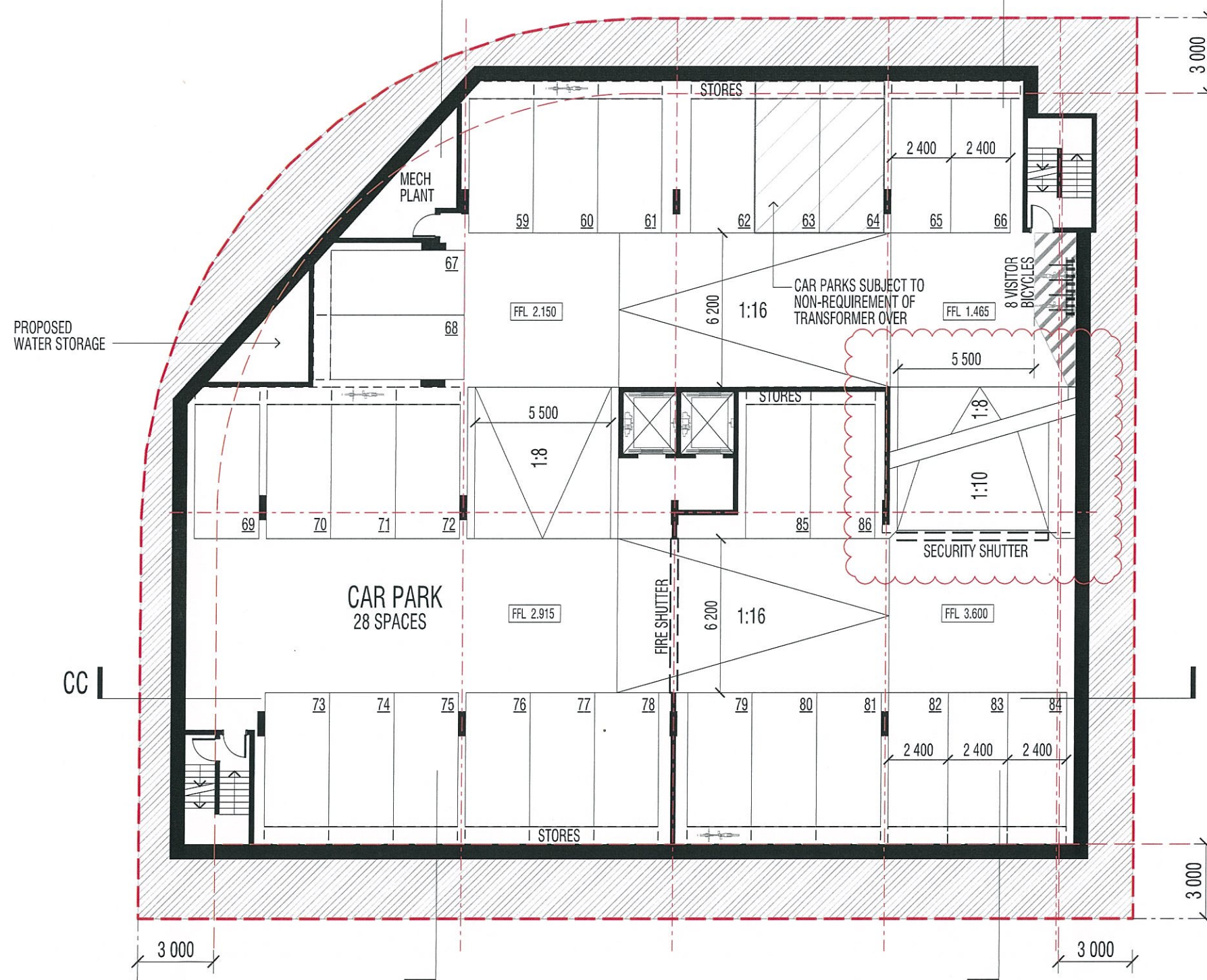
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ABBOTSFORD ROAD

BB FOLKESTONE STREET

AA



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LEVEL 01

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■ TYPICAL LEVELS 02-08

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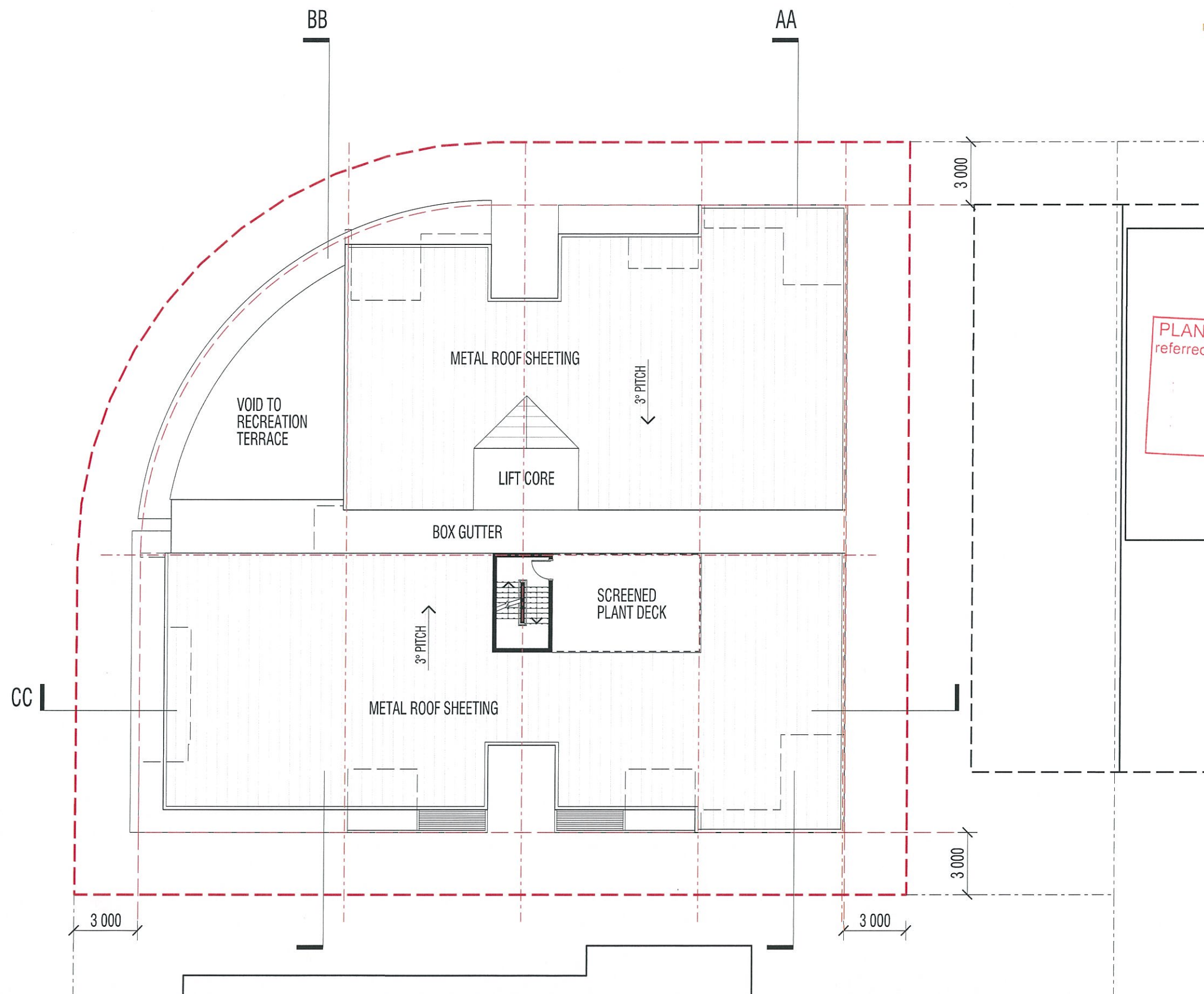
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■ ROOF PLAN

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■ NORTH ELEVATION

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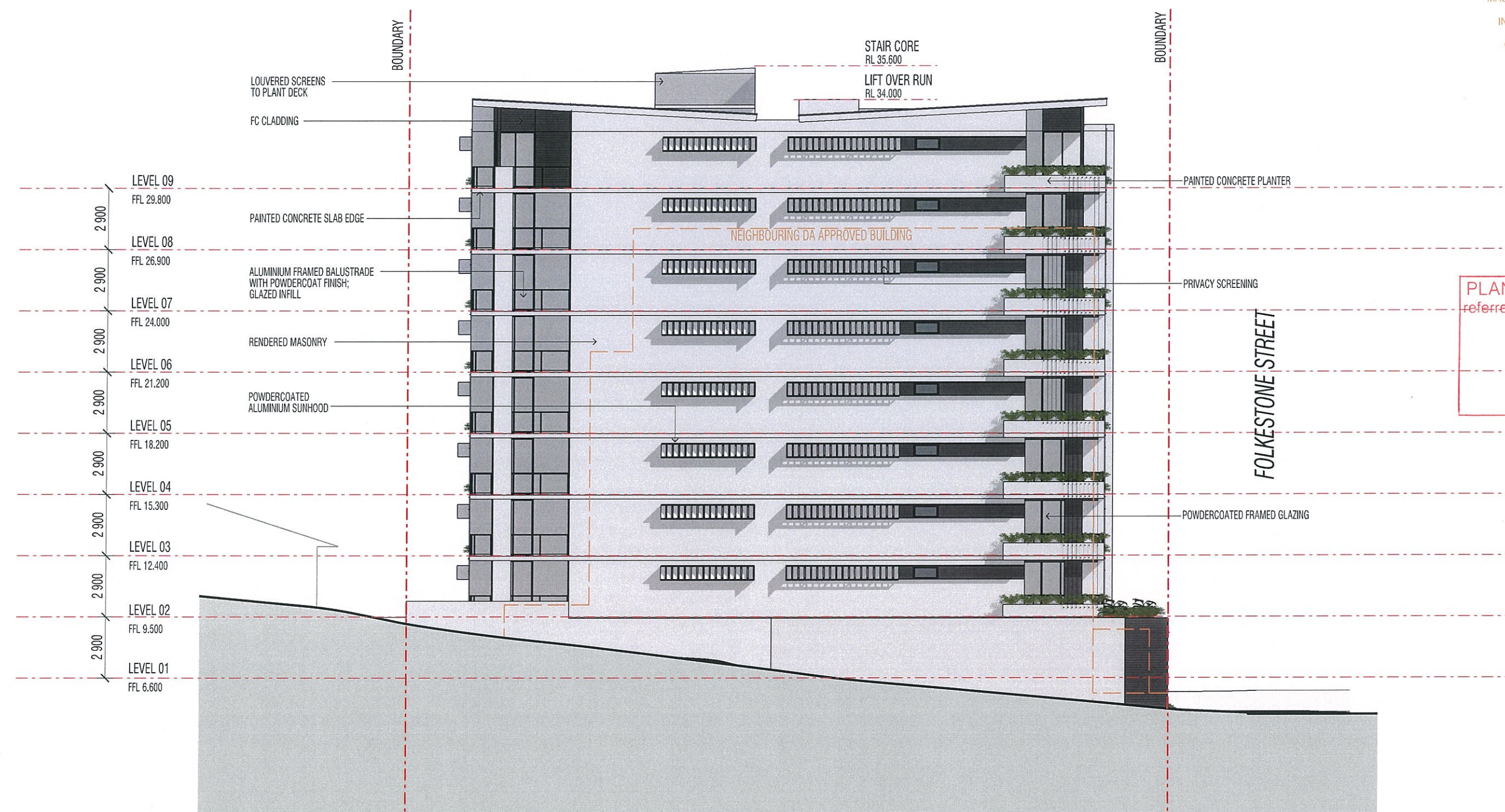
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■ EAST ELEVATION

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SOUTH ELEVATION

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■ WEST ELEVATION

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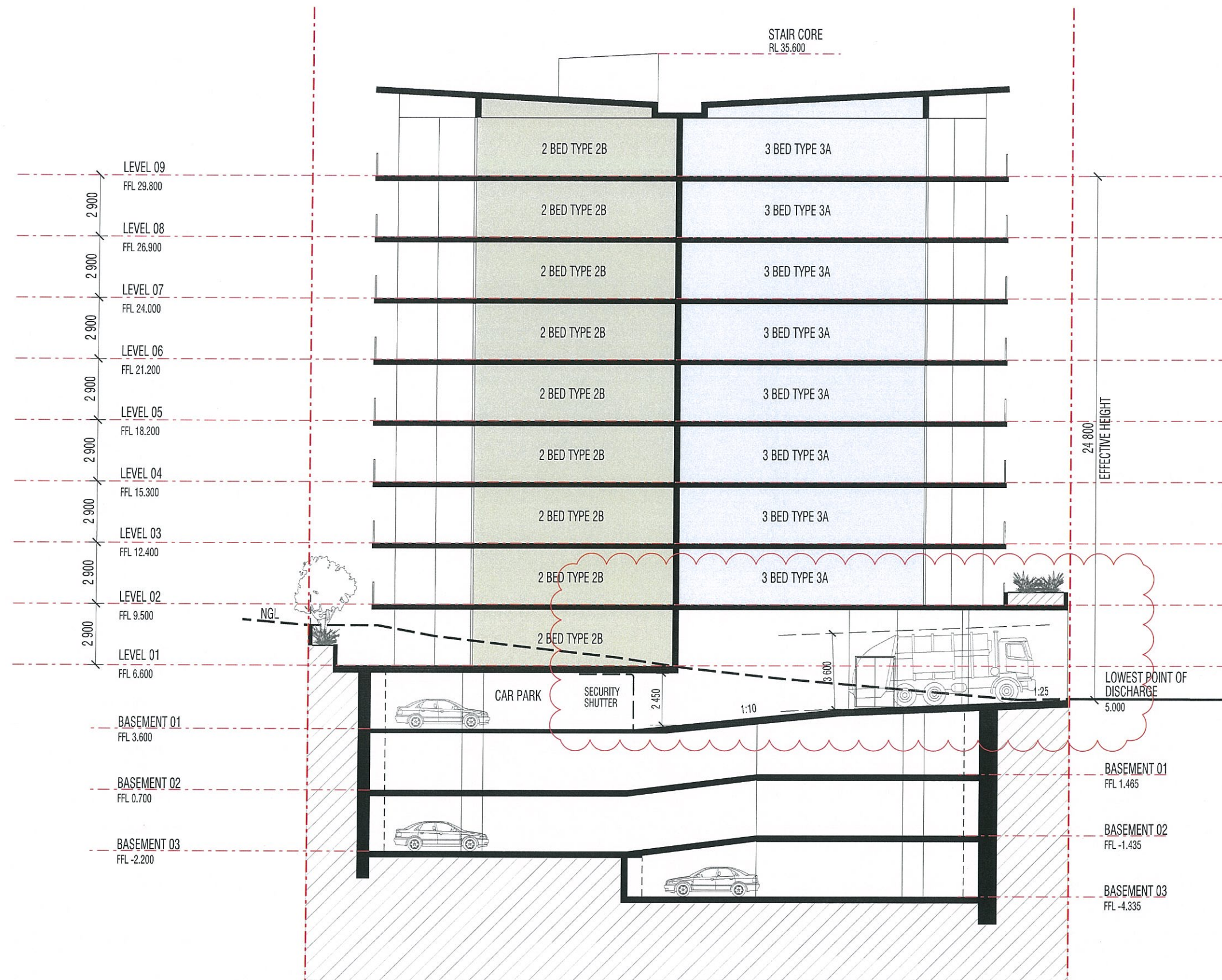
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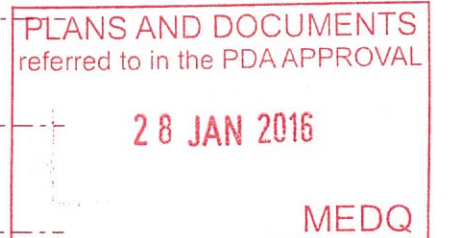
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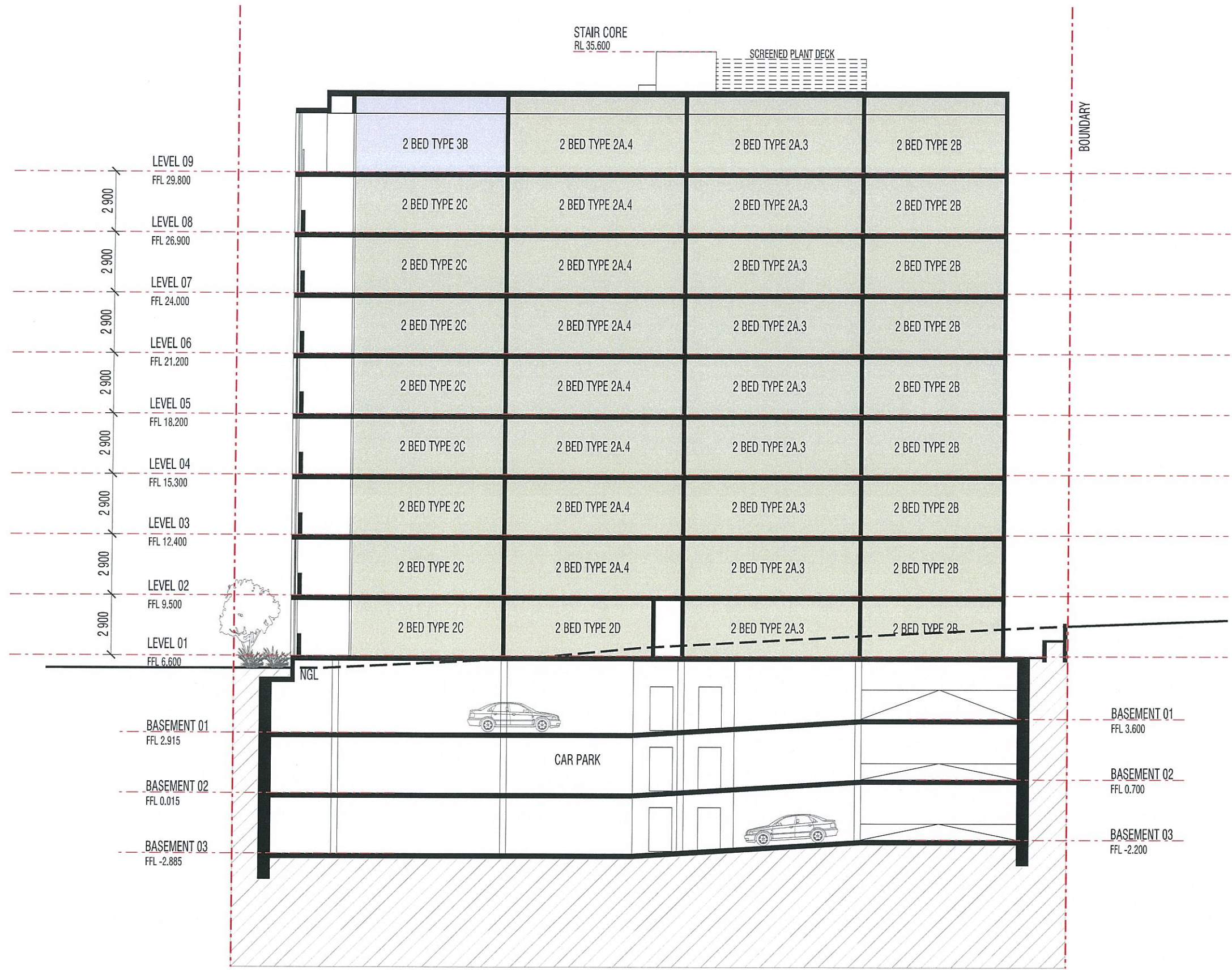
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