

mode

URBAN DESIGN
MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE
GRAPHIC DESIGN

BRISBANE
SYDNEY
MELBOURNE
PERTH
DARWIN
CAIRNS
GOLD COAST
SUNSHINE COAST
AUCKLAND

PERRY PARK

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

10 MAY 2016

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LIGHT INDUSTRY

FOLKESTONE STREET

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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Brisbane Sydney Melbourne Darwin Perth Sunshine Coast Gold Coast Auckland

www.modedesign.com.au

PROJECT No: 15367BNE
DATE: 23.03.16
SCALE: 1:500@A3
DRAWING No: SK000

DA INFORMATION

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	4	6 (35)	4	43
2 Bed + MPR	1	1 (7)	1	9
3 Bed	-	1 (7)	2	9
Total	7	10 (63)	7	77

ACCESSIBLE UNITS

	GF	L02-08 (Sub-Total)	L09	Total
1 Bed	1	1 (7)	-	8
Total Accessible Units				8 or 10%

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	-	-	
Basement Level 01	26	-	26
Basement Level 02	28	-	28
Basement Level 03	30	-	30
Total Provided	84	-	84
(Total Provided where Transformer Required)			(84)

AREA STATISTICS

GROSS FLOOR AREA

	m ²
Level 01 Ground	565
Level 02	782
Level 03	782
Level 04	782
Level 05	782
Level 06	782
Level 07	782
Level 08	782
Level 09	707

Gross Floor Area	6746
Site Area	1367
Plot Ratio	4.9

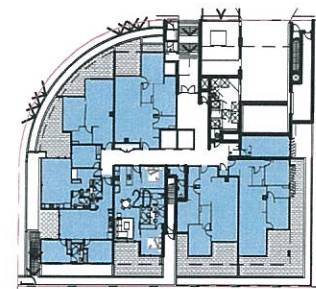
SITE COVER

	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: 565m²

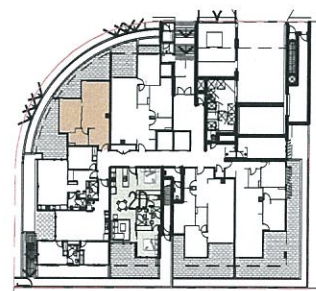


LEVEL 02-08
GFA: 782m²



LEVEL 09
GFA: 707m²

ACCESSIBLE UNITS



LEVEL 01 GROUND
ACCESSIBLE UNITS: 6&7

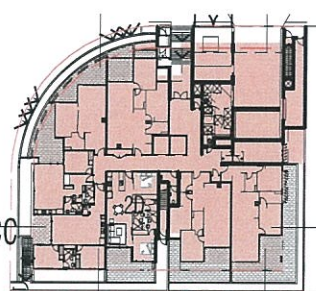


LEVEL 02-08
ACCESSIBLE UNITS: 8&9



LEVEL 09

AREA CALCULATIONS



LEVEL 01 GROUND
SITE COVER 1006m²



LEVEL 09
COMMUNAL OPEN SPACE 102m²

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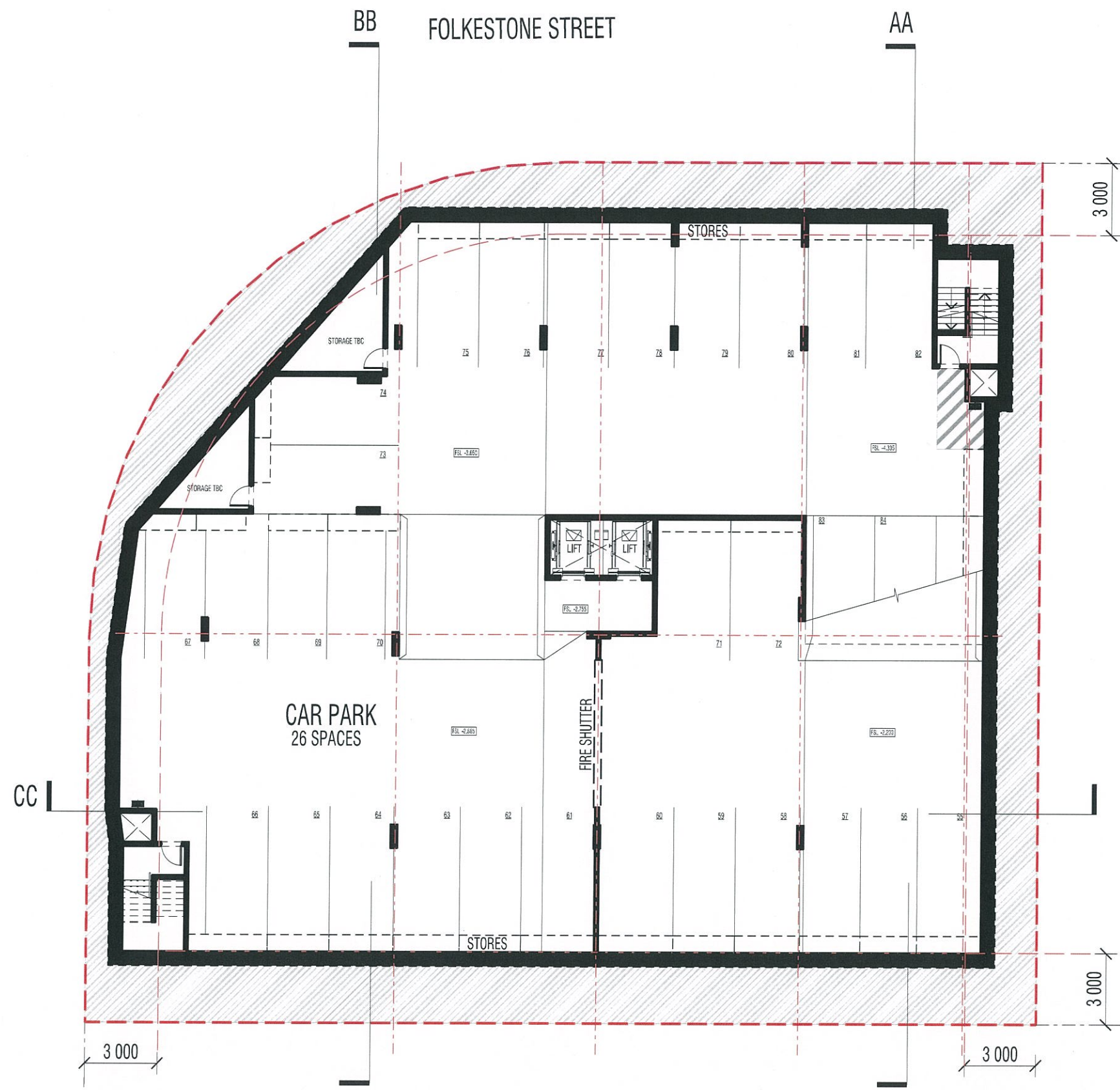
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ABBOTSFORD ROAD



■ BASEMENT 03

■ PROPOSED MULTI-UNIT DWELLING
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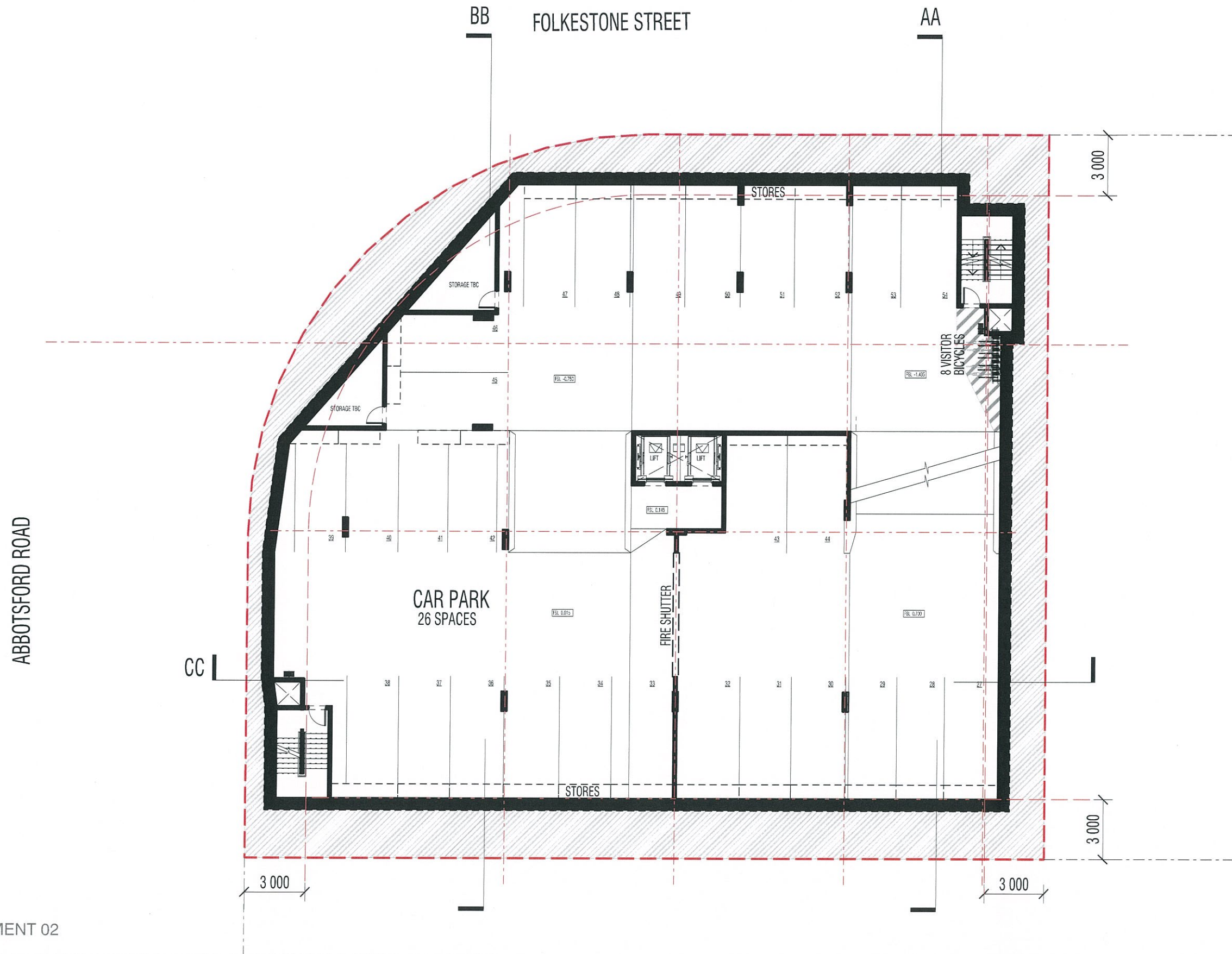
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■ BASEMENT 02

■ PROPOSED MULTI-UNIT DWELLING
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DA INFORMATION

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ABBOTSFORD ROAD



■ BASEMENT LEVEL 01

■ PROPOSED MULTI-UNIT DWELLING
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■ LEVEL 01

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■ LEVEL 02

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■ TYPICAL LEVELS 03-08

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■ LEVEL 09

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DRAWING No: SK106

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