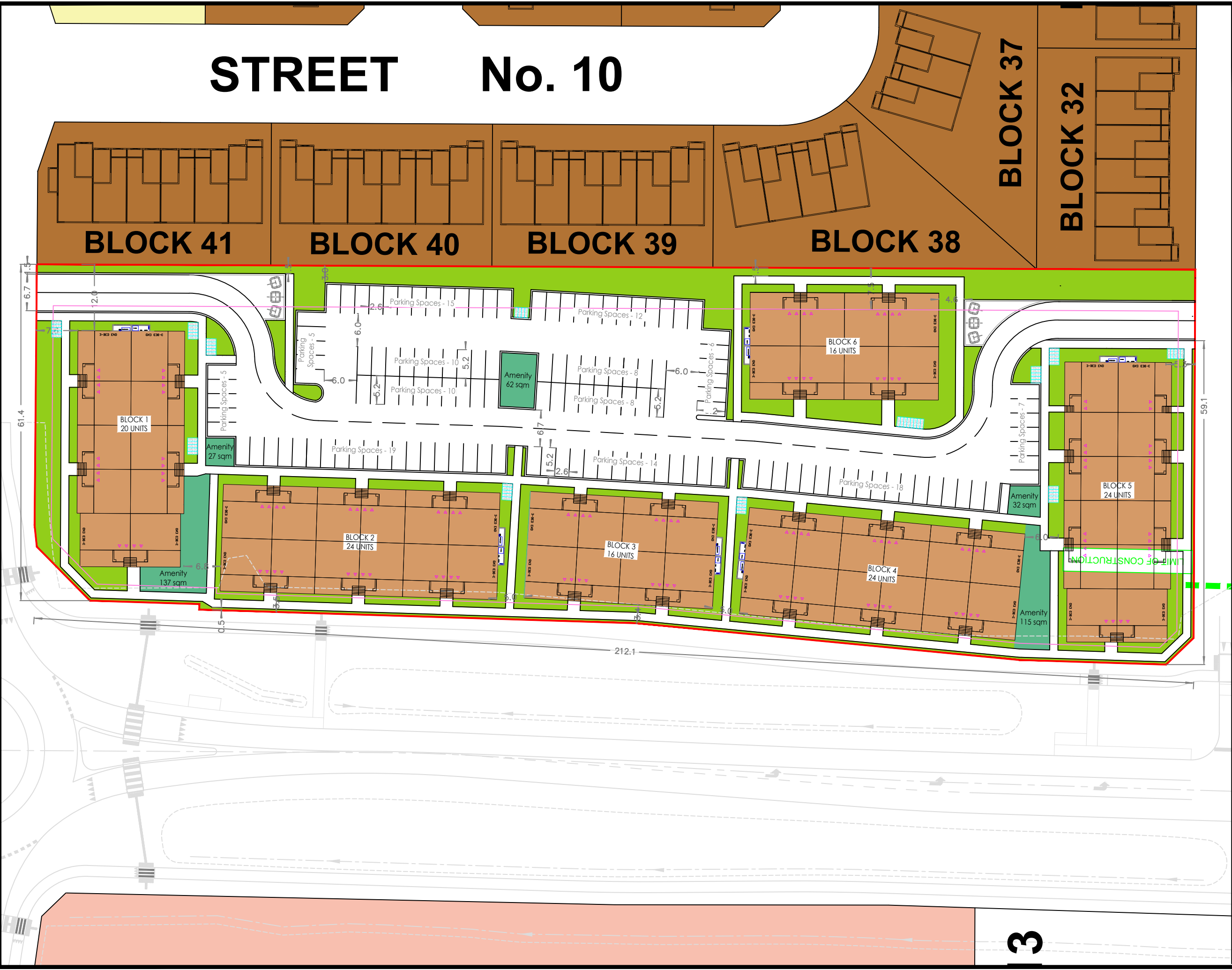


STREET No. 10



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

- All pathways are 1.5m unless otherwise noted.
- 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.
- Parking requirement for stacked towns is 1.0 per unit for the residents + 0.1 per unit for visitor = total 1.1 per unit.
- 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 Date By

Revisions

Drawn By: G.T.
Checked By: C.T.
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North

Scale: NTS