MANNERING STREET

MOUNT ROAD

WEMBLEY ROAD

HARLOW DR

ROAD 1

ROAD 2

ROAD 3

ROAD 4

ROAD 5

ROAD 6

ROAD 7

ROAD 9

ROAD 10

ROAD 11

3m level buffer

110yds (100.584m) x 70yds (64.008m)

Cricket Wicket (20.12 x 3.05m)

4 no. car parking spaces

S/C

63.80

DRAINAGE EASEMENT

Ward Bdy

Mount Academy

Grange School

Shelter

Cedar Mount Academy

Melland High School

Gorton Education Village

MATTHEWS LANE

BRITLAND AVENUE

BARRET

BRATTON DRIVE

Legend

- Indicates 1.8m high feature fence
- Indicates 1.8m high plot divisional screen fence
- Indicates bin stores
- Indicates principle entrance door to dwelling
- Indicates secondary entrance door to dwelling
- Indicates application site boundary
- Indicates affordable units
- Indicates footpath connection points
- Indicates proposed trees
- Indicates substation
- Indicates pumping station
- Indicates electric vehicle charging points

Accommodation Schedule
Mount Road, Gorton

House Type		Bed No.	Type	No.	Sqft	Total Sqft	Split
Private							
Hic	Hickory	2	Semi	79	767	55991	24.09%
Olive	Olive	2	Semi	8	770	6160	2.64%
Ced	Cedar	3	Semi	82	936	76752	27.06%
Aca	Acacia	3	Semi	26	940	24440	8.38%
Eme	Eme-tion	4	Semi	18	1064	19152	5.94%
				207		**182495**	**68.32%**
Affordables							
Adu835	adu835	2	Semi	2	835	1670	0.66%
Adu1009	adu1009	3	Semi	2	1009	2018	0.66%
Hic	Hickory	2	Semi	25	767	19175	8.25%
Ced	Cedar	3	Semi	19	936	17784	6.27%
Aca	Acacia	3	Semi	6	940	5640	1.98%
Oli	Olive	2	Semi	2	770	1540	0.66%
Eme	Eme-tion	4	Semi	4	1064	4256	1.32%
				60		**52083**	**19.80%**
			Total	**267**		**234578**	
YP Studio Apartments	Apts	1	Apartments	36	280	10080	11.88%
				36		**10080**	**11.88%**
							31.68%
			Total	**303**		**244658**	**100.00%**

Gross Site Area:	22.4	Acres	9.07	Hectares	
Nett Residential Site Area:	16.570	Acres	6.30	Hectares	
Gross Density:	13.53	Units/Acre	33.43	Units/Hectare	
Nett Density:	19.46	Units/Acre	48.09	Units/Hectare	
Gross Footage:	10922.23	SQFT/Acre	2507.37	SQM/Hectare	
Nett Footage:	16213.42	SQFT/Acre	3607.27	SQM/Hectare	

Revision	Date	Amendment	Initials
P7	05.10.23	EV Charging points added.	BOP
P6	02.10.23	Combined Netball & Basketball Court added.	BOP
P5	15.09.23	Hickory HT table's mostly changed bank to up and over and not hipped.	RSC
P4	11.09.23	Cedar house type updated to show hipped roof. Drive to plot 74 amended and emergency access.	KLW
P3	07.09.23	Cedar SqFt updated 880 to 936	KLW
P2	05.09.23	Affordable units increased to 60 plots. Mix updated accordingly.	KLW
P1	25.08.23	Detailed site layout completed.	BOP

Development: **MOUNT_ROAD**
Address: GORTON
Marketing Name:
Drawing Title: CADSITELAYOUT
Job No.: **KH008**
Drawing No.: **A-100**
Revision: **P7**
Scale @ A0: 1:500
Drawn By: BOP
Date: 25.08.23
Checked by: RGC
Date Checked:

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KELLEN HOMES

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