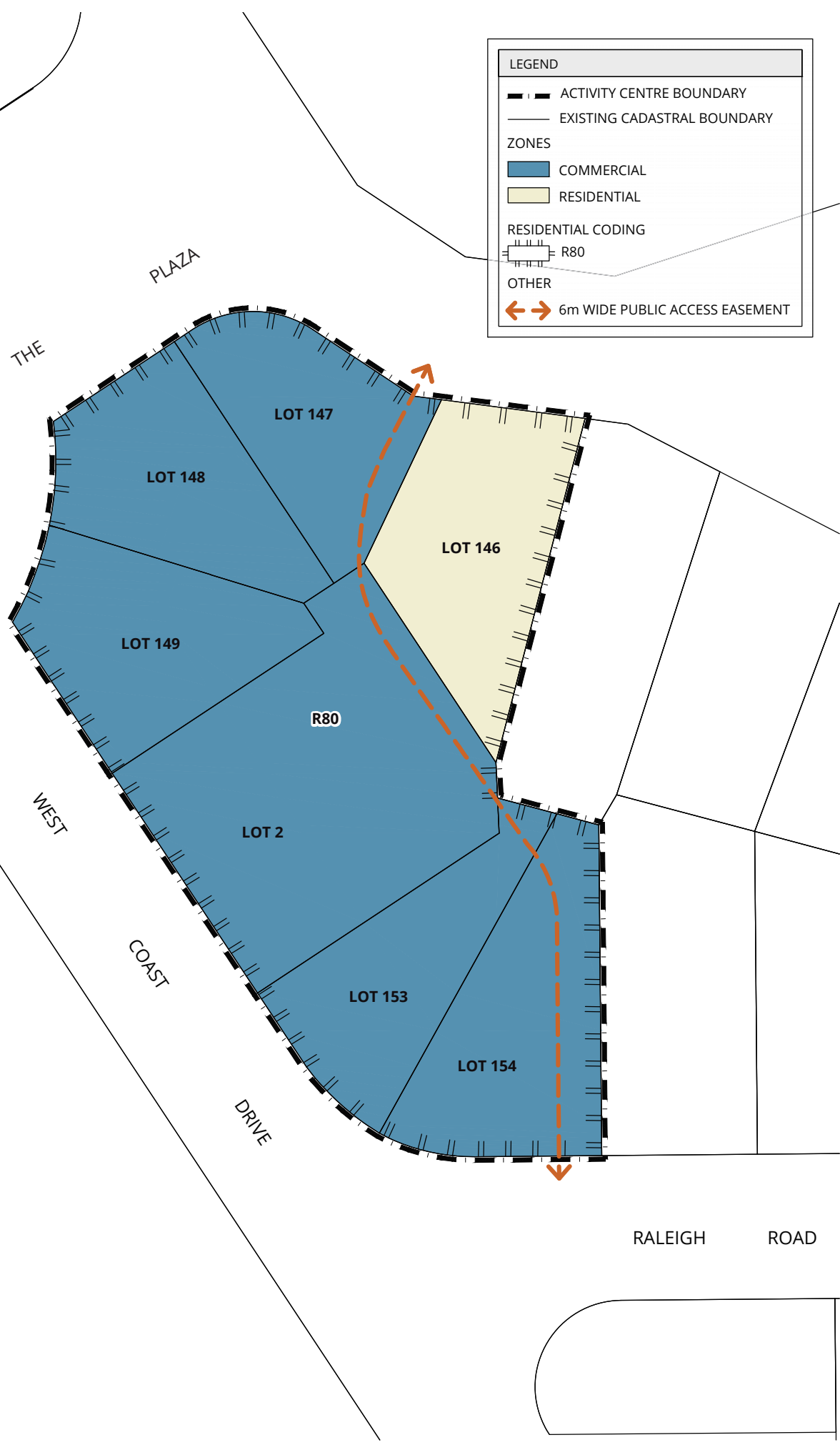


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7875\_PLAN1\_20180821\_Sorrento\_Plaza - DRAWN: W. CLEMENTS - DATE CREATED: 2018.08.21 - PROJECTION: MGA50 GDA94 - CADASTRE: LANDGATE - 7875\_PLAN1\_20180821\_Sorrento\_Plaza - DRAFTING: W. CLEMENTS - 2018.08.21

LEGEND	
	ACTIVITY CENTRE BOUNDARY
	EXISTING CADASTRAL BOUNDARY
ZONES	
	COMMERCIAL
	RESIDENTIAL
RESIDENTIAL CODING	
	R80
OTHER	
	6m WIDE PUBLIC ACCESS EASEMENT



0 18.75 m  
SCALE @ A4: 1:750



PLAN 1  
ACTIVITY CENTRE PLAN

**LEGEND**

- ACTIVITY CENTRE PLAN BOUNDARY
- CADASTRAL BOUNDARY
- BUILDING HEIGHTS
- MAXIMUM 3 STOREYS
- MAXIMUM 4 STOREYS
- MAXIMUM 5 STOREYS
- OTHER
- 6m WIDE PUBLIC ACCESS EASEMENT
- ACTIVE EDGE
- INDICATIVE PARKING LOCATIONS (SLEEVED WITHIN BUILDING)
- ACCESS LOCATION
- DIRECTION OF PRIMARY BUILDING ORIENTATION
- 3m WIDE LANDSCAPE STRIP
- NOTE 1: CAR PARKING TO BE CONTAINED WITHIN THE BUILDING ENVELOPE AND GENERALLY SCREENED FROM THE PUBLIC REALM.
- NOTE 2: DEVELOPMENT MAY OCCUR OVER THE REAR LANEWAY SUBJECT TO MINIMUM CLEARANCE HEIGHTS BEING ACHIEVED.
- STREET SETBACKS
- MINIMUM NIL SETBACK
- MAXIMUM 2m SETBACK
- MINIMUM 2m SETBACK
- BOUNDARY SETBACKS
- BOUNDARY SETBACKS TO BE AS PER THE R-CODES
- NOTE 3: A MINIMUM BUILDING HEIGHT OF 3 STOREYS APPLIES TO ALL LOTS EXCEPT LOT 146.
- NOTE 4: A MINIMUM NIL AND MAXIMUM 2m FRONT (STREET) SETBACK APPLIES TO ALL LOTS EXCEPT LOT 146.

