

## F 11.0 Gorge Hotel Specific Area Plan

### F 11.1 Purpose of Specific Area Plan

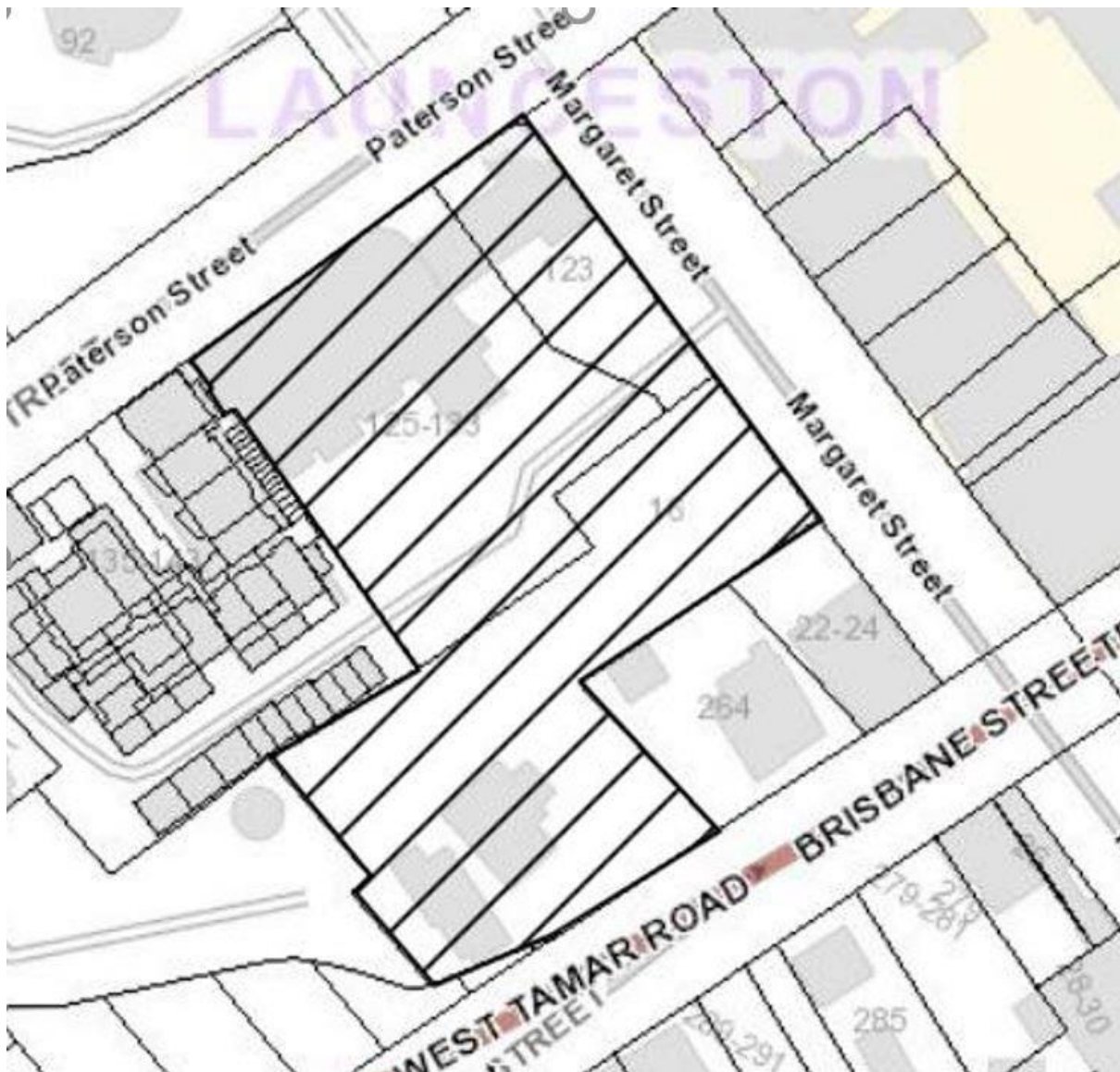
The purpose of the Specific Area Plan is:

- F11.1.1 Provide the opportunity for development of a landmark building to provide for visitor accommodation and complementary supporting uses in a manner that does not impact on the surrounding streetscapes.

### F11.2 Application of Specific Area Plan

- F11.2.1 The specific area plan applies to the area of land designated as SAP11 – Gorge Hotel Specific Area Plan shown on the planning scheme overlay maps and in figure F11.2.1

Figure F11.2.1



**F11.3 Definition of Terms**

This sub-clause is not used in this specific area plan

**F 11.3 Use Table**

This sub-clause is not used in this specific area plan

**F 11.4 Use Standards**

This sub-clause is not used in this specific area plan

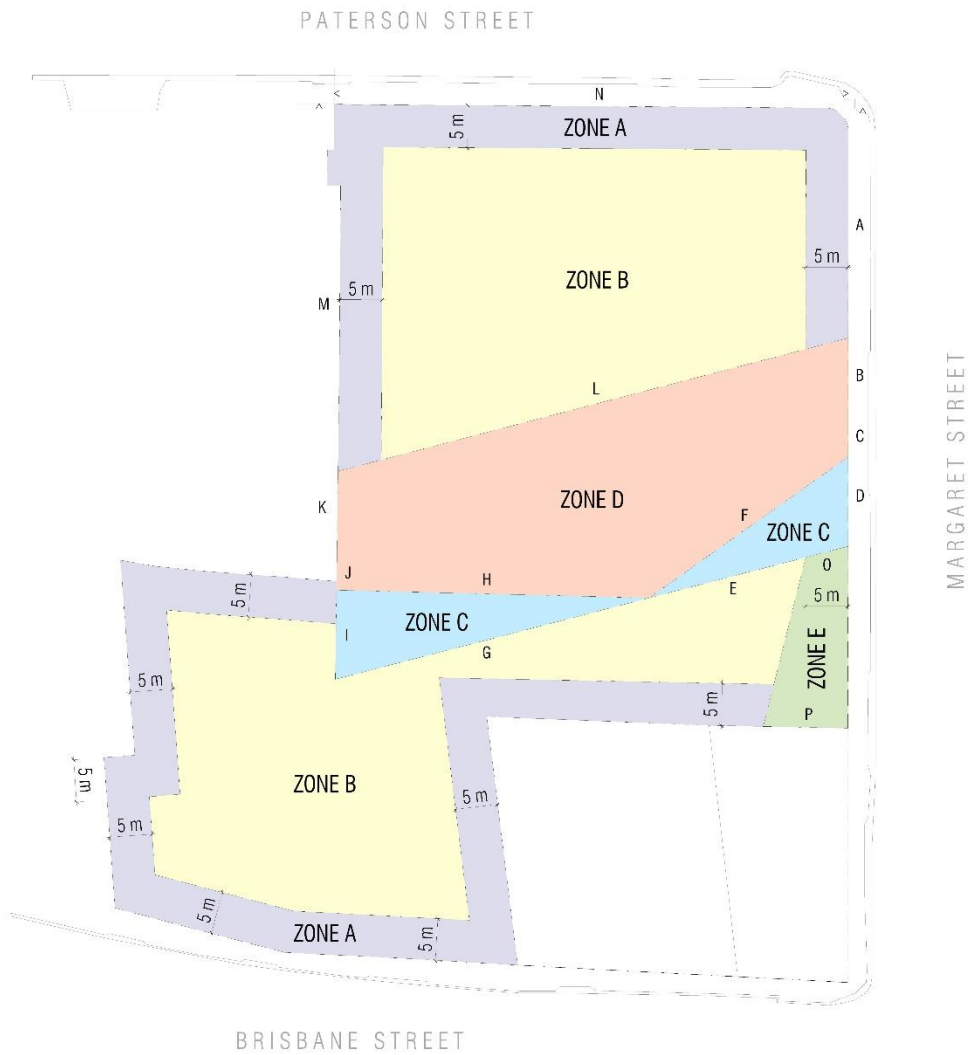
**F11.5 Development Standards**

**F11.5.1 Building envelope**

This clause is an additional acceptable solution to the Urban Mixed Use Zone – clause 15.4.1 Building height, setback and siting, A1

| <b>Acceptable Solutions</b>  |
|--|
| OR<br>A2<br>All development must be contained within the Building envelope at Figures F11.5.1 and F11.5.2 and be for the purposes of Visitor Accommodation, and ancillary uses including retail, food services community meeting and entertainment and hotel industry. |

**F11.5.1**



# GORGE HOTEL

## PROPOSED HEIGHT ZONES

RELATIVE TO AUSTRALIAN HEIGHT DATUM (AHD)



### ZONE LEGEND

- ZONE A - MAX HEIGHT 15.600 AHD**  
 (Ranges from 9.8m to 12.8m above NGL at street frontages and title boundaries)
- ZONE B - MAX HEIGHT 17.600 AHD**  
 (Ranges from 11.8m to 14.8m above NGL more than 5m away from title boundaries)
- ZONE C - MAX HEIGHT 38.600 AHD**  
 (Ranges from 34.5m to 35.8m above NGL)
- ZONE D - MAX HEIGHT 41.600 AHD**  
 (Ranges from 36.5m to 39.1m above NGL)
- ZONE E - MAX HEIGHT 11.600 AHD**  
 (Ranges from 7.9m to 8.6m above NGL)

### DIMENSION LEGEND (HORIZONTAL DISTANCES)

- |                 |                 |
|-----------------|-----------------|
| A = 27 meters   | I = 10.5 meters |
| B = 10 meters   | J = 4 meters    |
| C = 4 meters    | K = 10 meters   |
| D = 10.5 meters | L = 62 meters   |
| E = 19 meters   | M = 43.5 meters |
| F = 29 meters   | N = 60.5 meters |
| G = 38 meters   | O = 5 meters    |
| H = 37 meters   | P = 10 meters   |

F11.5.2

