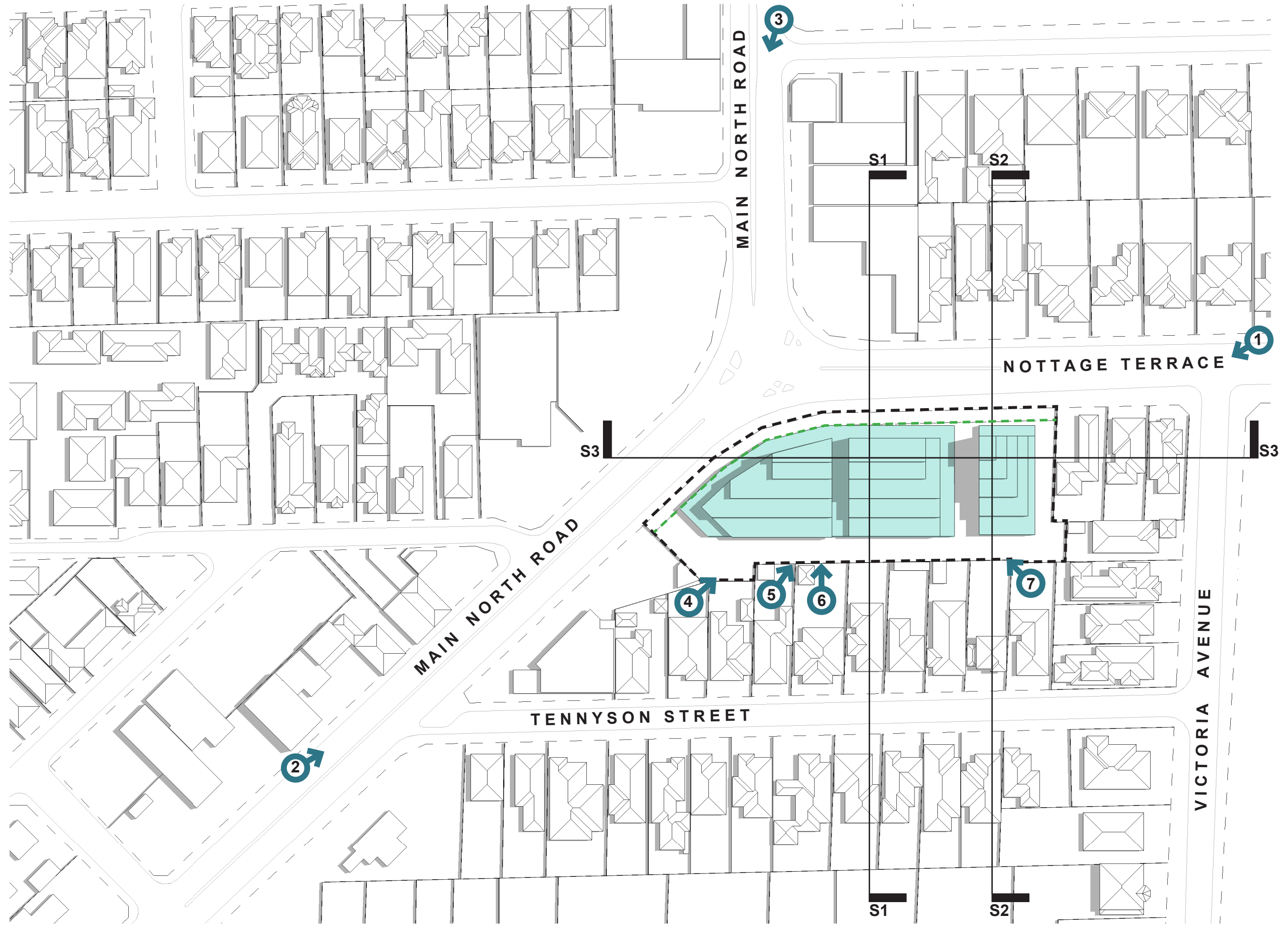


APPENDIX 13. INVESTIGATIONS – SIGNIFICANT DEVELOPMENT SITE POLICY



LEGEND

Future massing envisaged by Code Amendment
 Subject Site Boundary
 Road Widening
 View Point

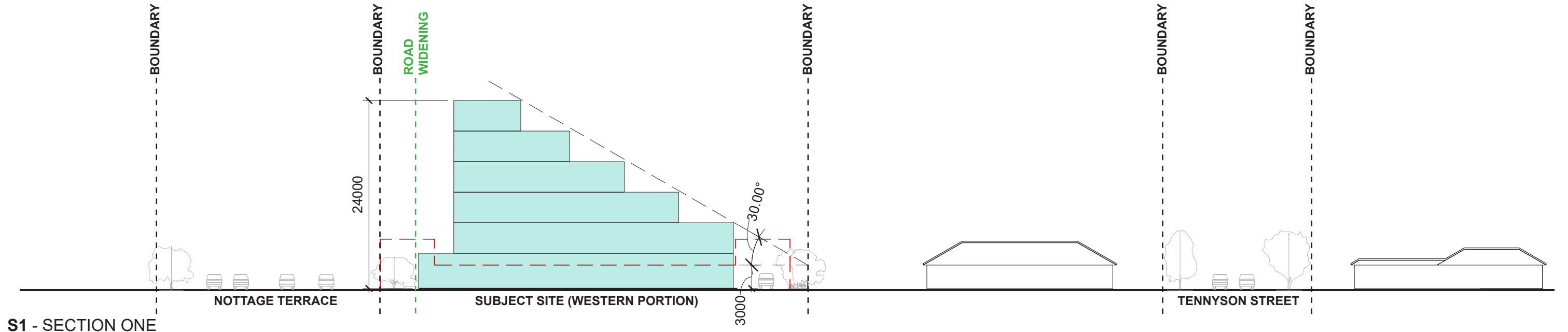
NOTE: The image is indicative only and has been prepared having regard to relevant policies in the Planning and Design Code to investigate contextual, visual and overshadowing impacts of the Code Amendment. Any development proposed on the affected area will be subject to further design development and comment by the relevant authority and referral agencies (including, but not limited to, the Government Architect and the Department of Infrastructure and Transport) through an assessment process.

PERSPECTIVES

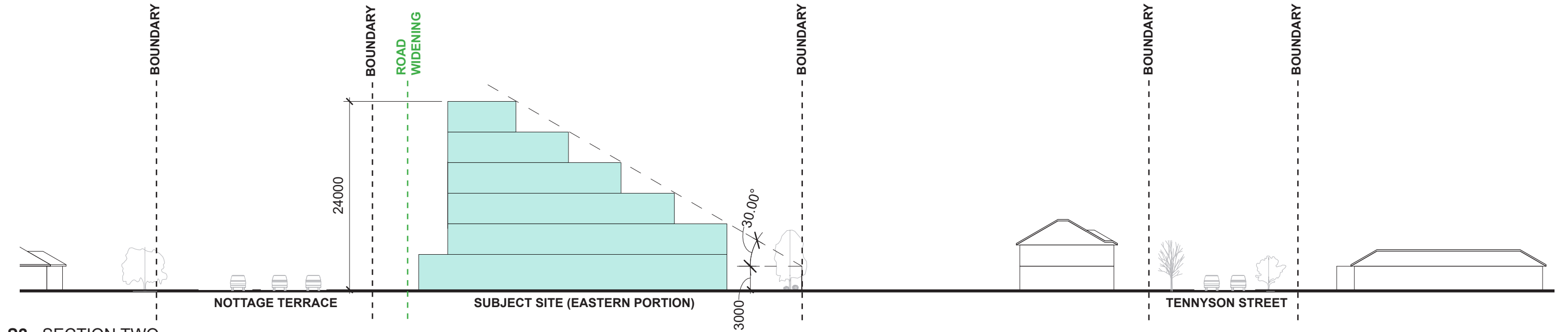
- 1. Nottage Terrace View
- 2. Main North Road View (South)
- 3. Main North Road View (North)
- 4. Residential Backyard View A
- 5. Residential Backyard View B
- 6. Residential Backyard View C
- 7. Residential Backyard View D

November 2021
 Revision B
 1:1500 at A3

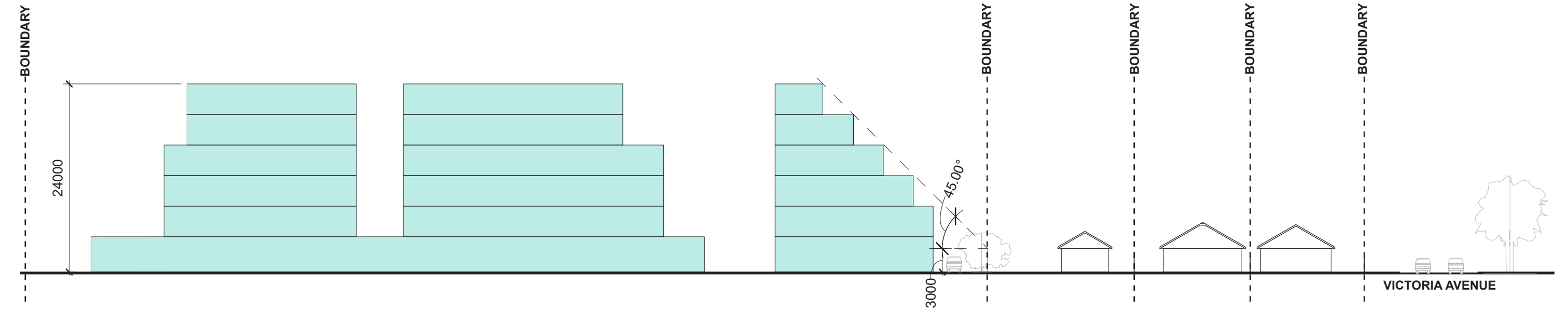




S1 - SECTION ONE



S2 - SECTION TWO



S3 - SECTION THREE

Sections
(Significant Development Site Policy)
Scottys Motel, Medindie

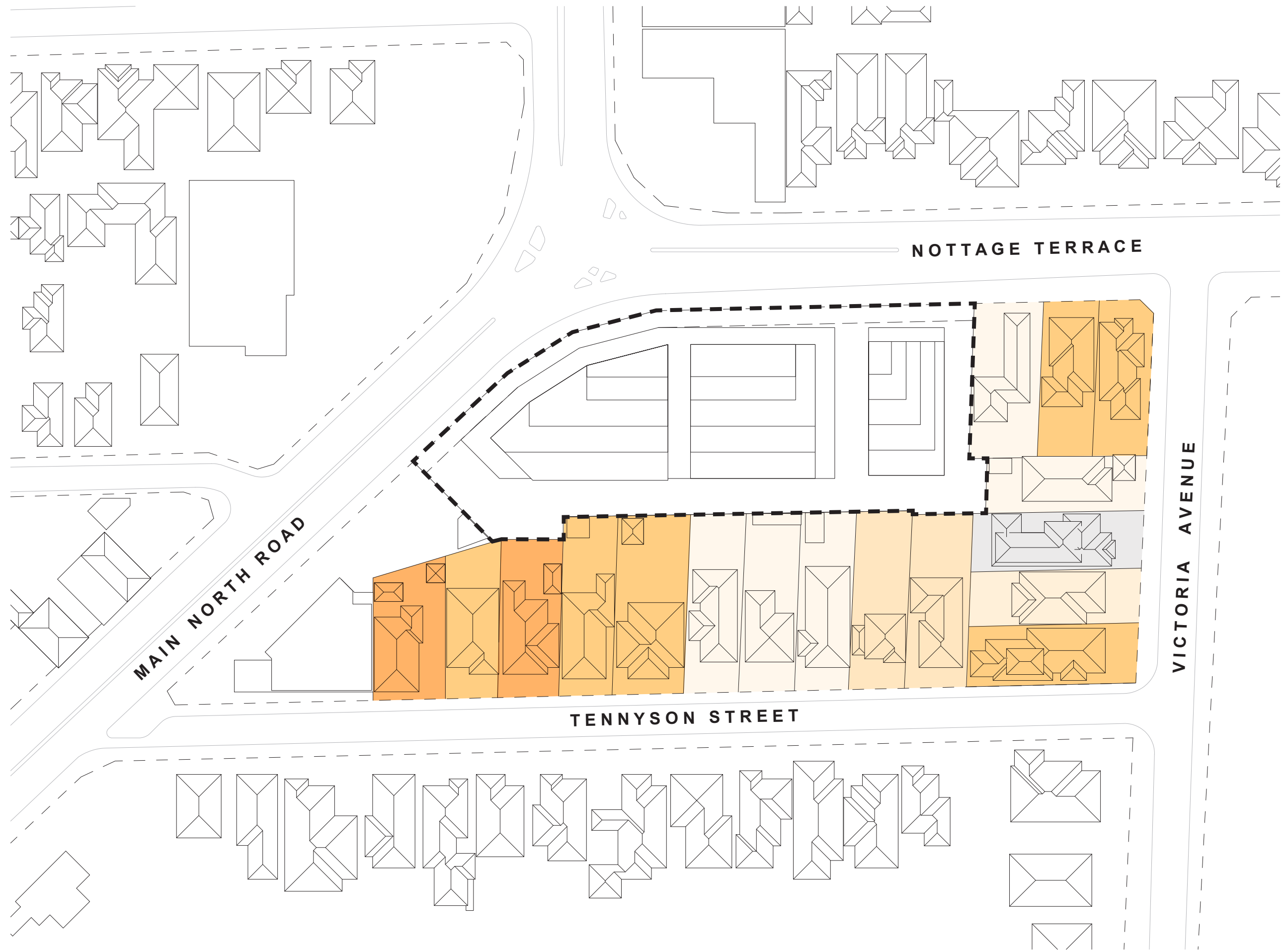
LEGEND

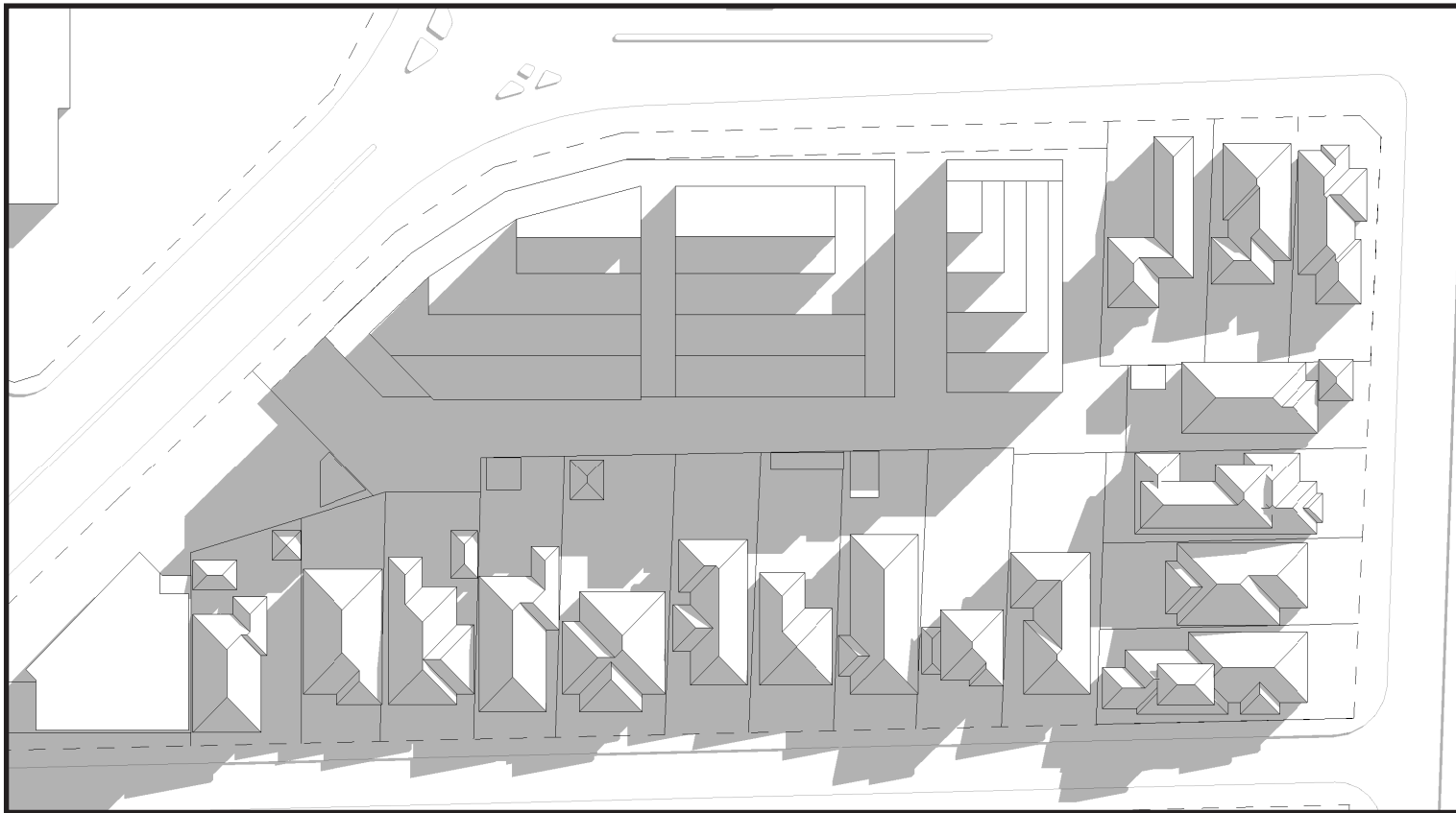
 Future massing envisaged by Code Amendment	 Future road widening 4.5 metres in width	 Outline of existing Scotty's Motel building
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NOTE: The image is indicative only and has been prepared having regard to relevant policies in the Planning and Design Code to investigate contextual, visual and overshadowing impacts of the Code Amendment. Any development proposed on the affected area will be subject to further design development and comment by the relevant authority and referral agencies (including, but not limited to, the Government Architect and the Department of Infrastructure and Transport) through an assessment process.

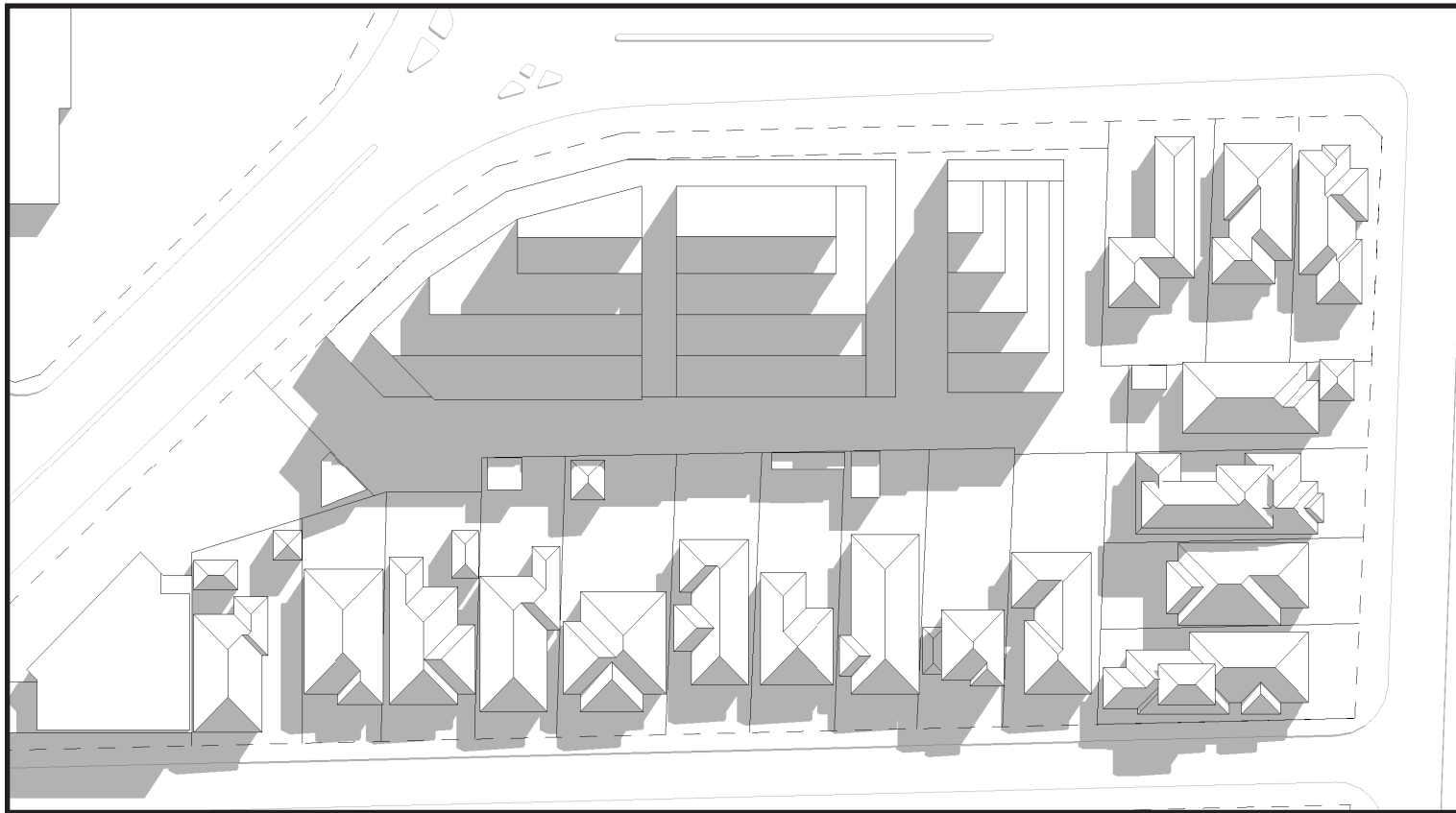
November 2021
Revision B
1:1500 at A3



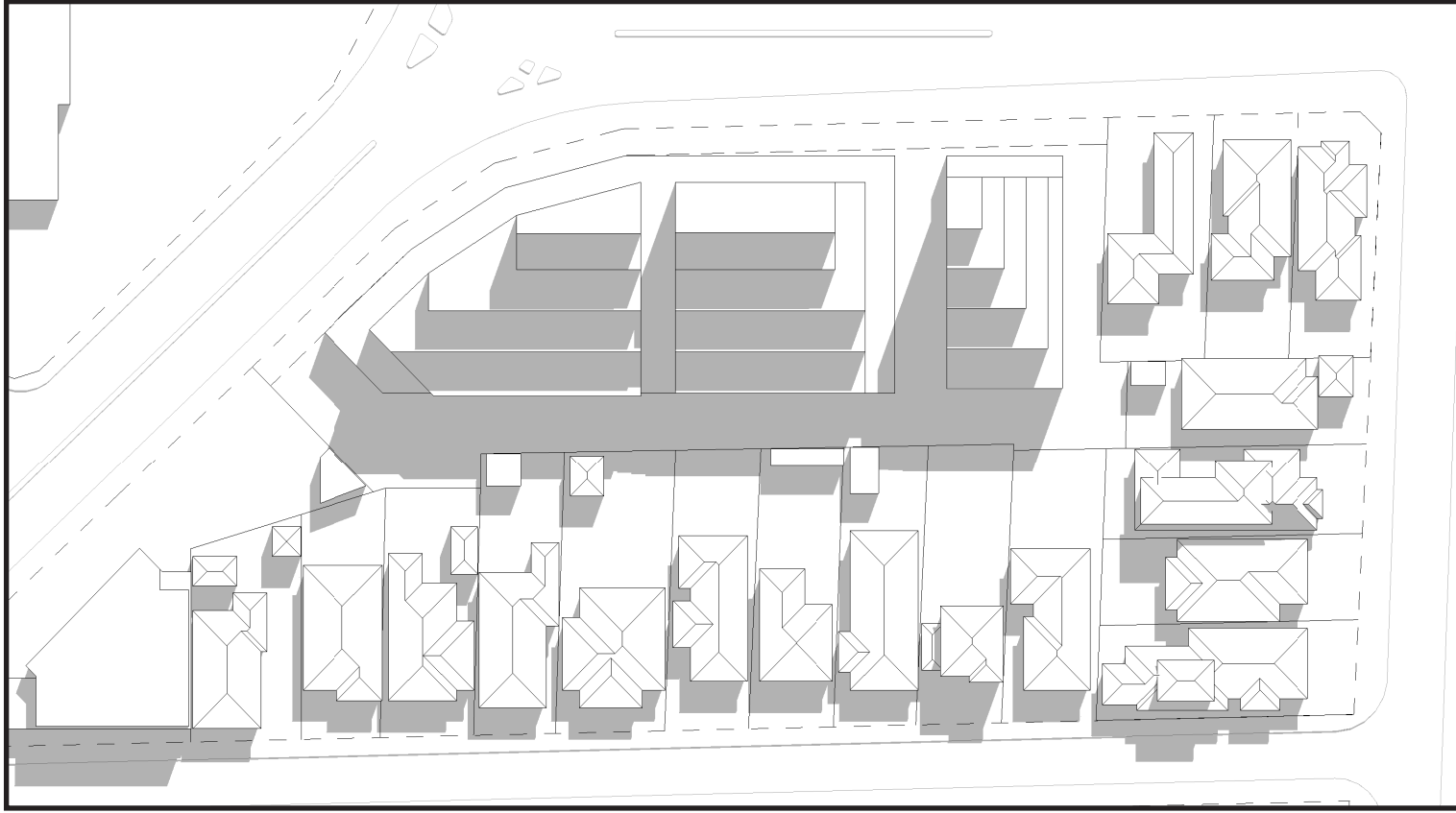




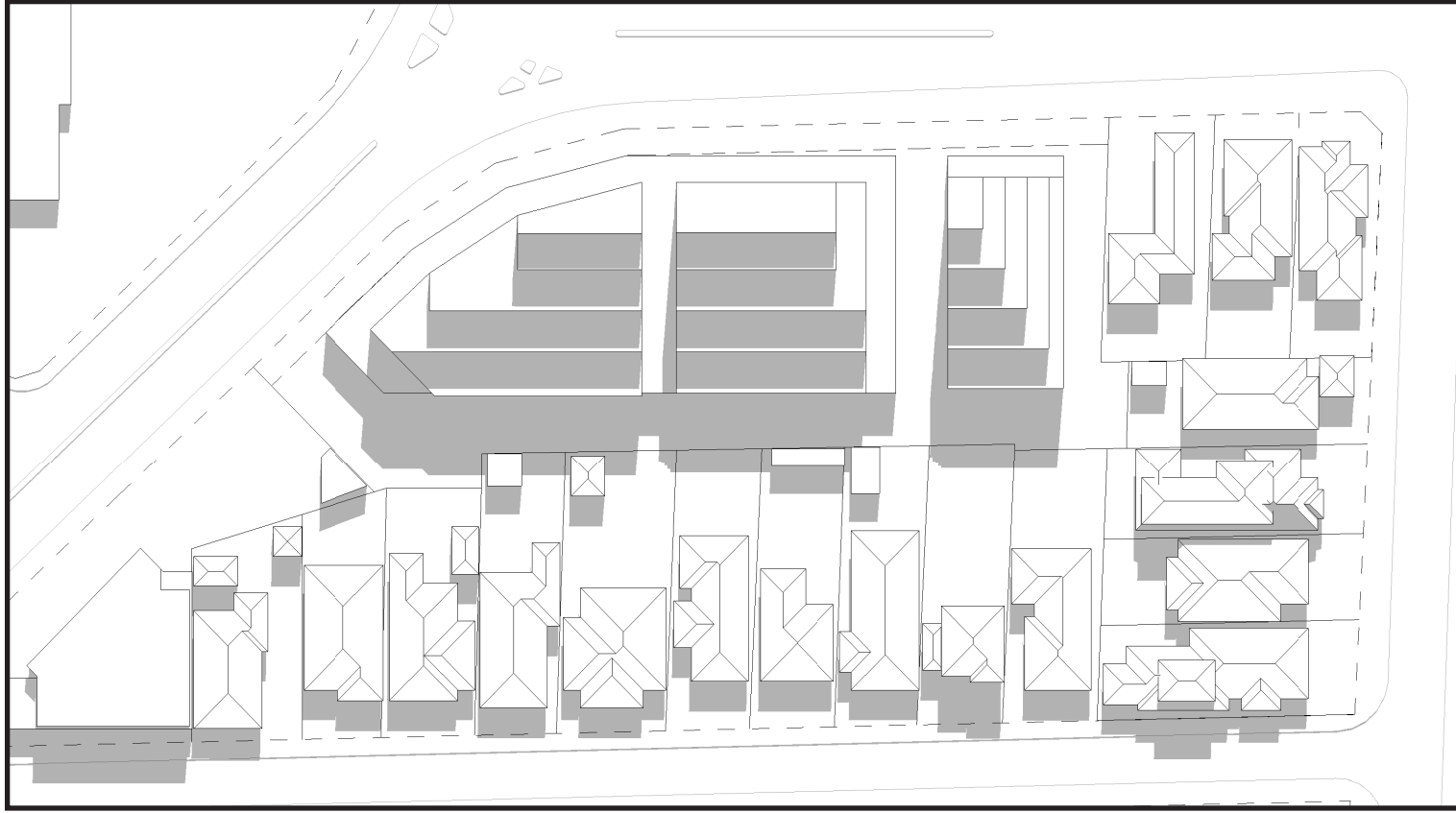
Shadow Diagram at 9am



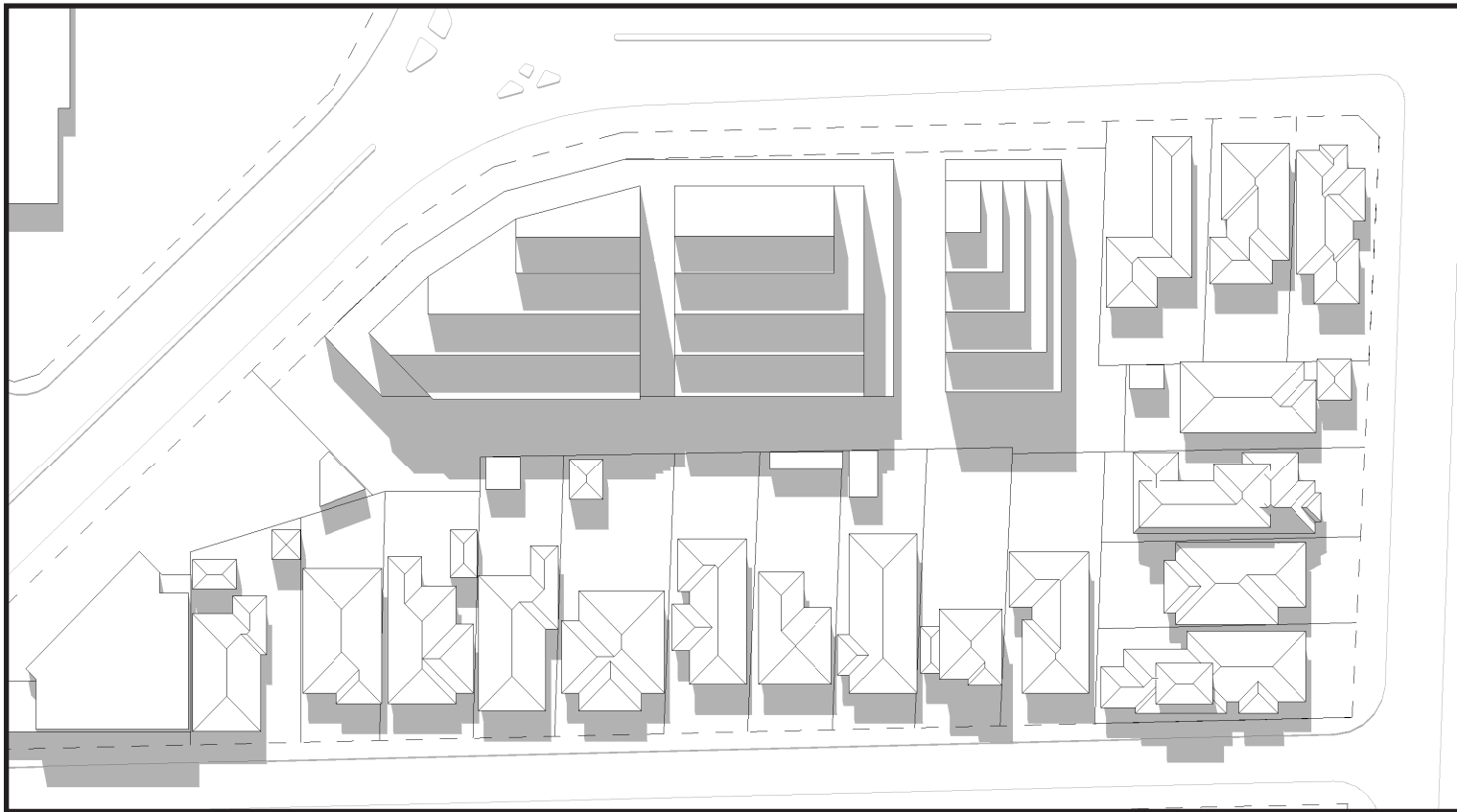
Shadow Diagram at 10am



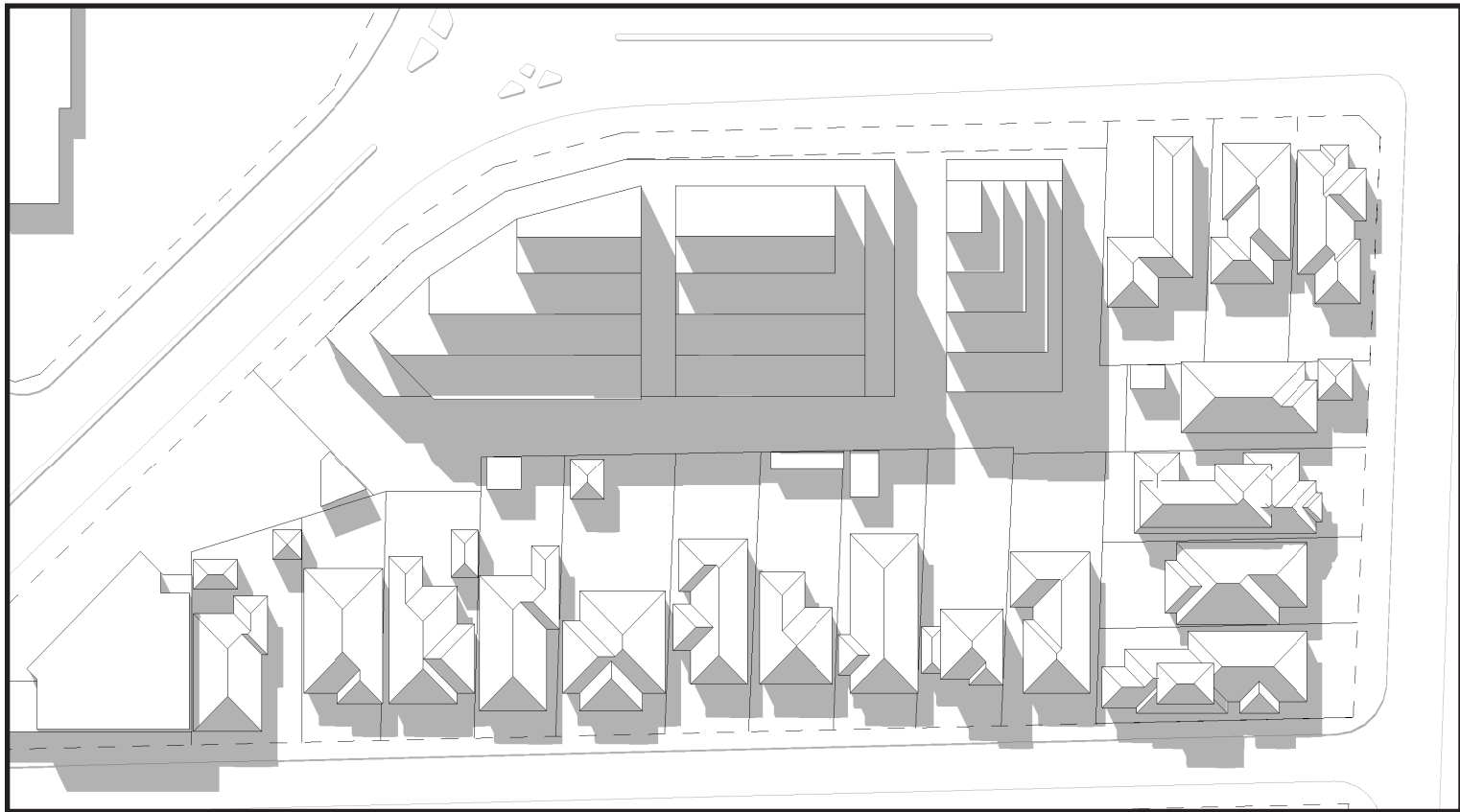
Shadow Diagram at 11am



Shadow Diagram at 12pm



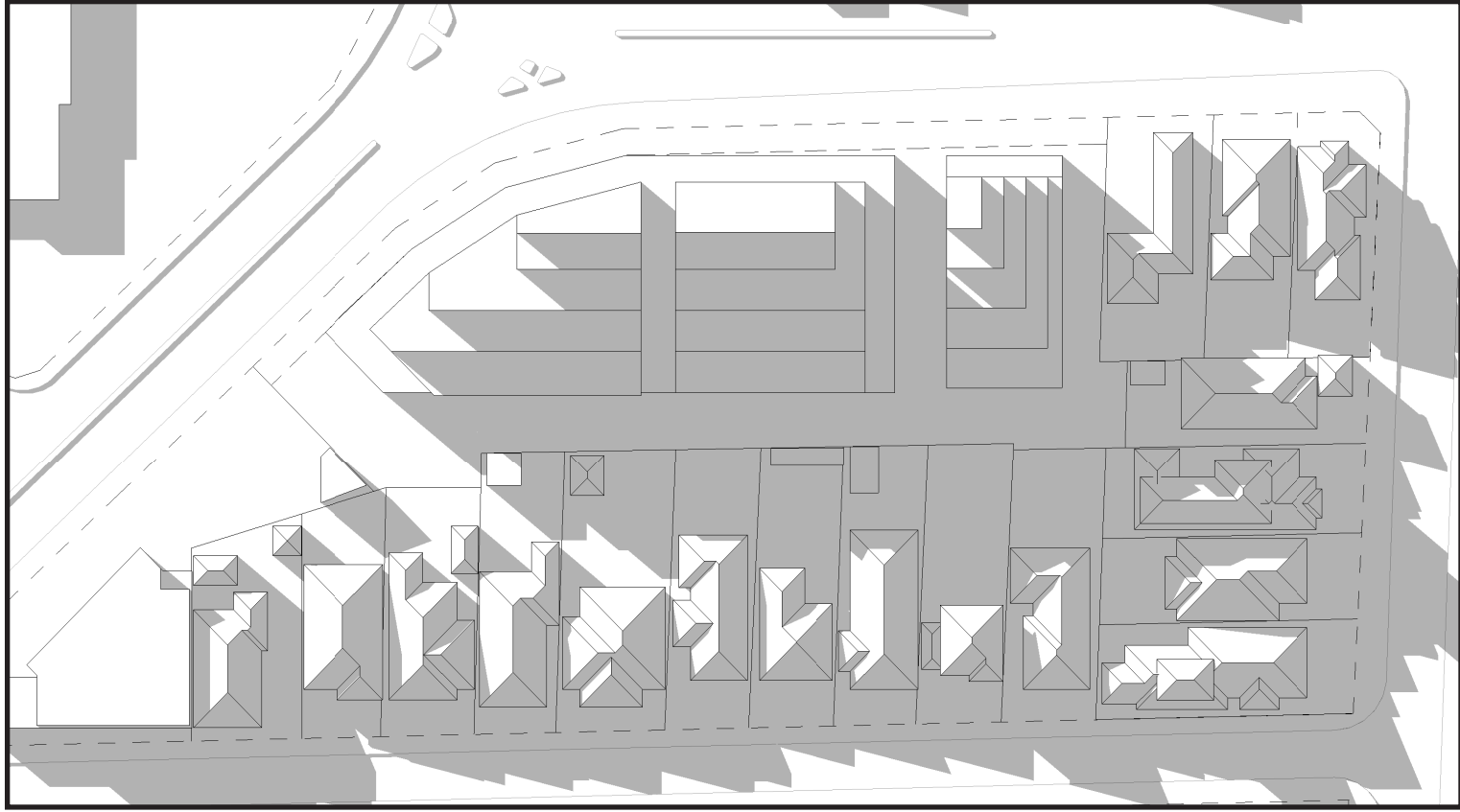
Shadow Diagram at 1pm



Shadow Diagram at 2pm



Shadow Diagram at 3pm



Shadow Diagram at 4pm

Shadow Diagrams
 (Significant Development
 Site Policy)
 Scottys Motel,
 Medindie

Shadow Diagrams - winter solstice - 21st June
 NOTE: The image is indicative only and has been prepared having regard to relevant policies in the Planning and Design Code to investigate contextual, visual and overshadowing impacts of the Code Amendment. Any development proposed on the affected area will be subject to further design development and comment by the relevant authority and referral agencies (including, but not limited to, the Government Architect and the Department of Infrastructure and Transport) through an assessment process.

November 2021
 Revision B
 NTS

