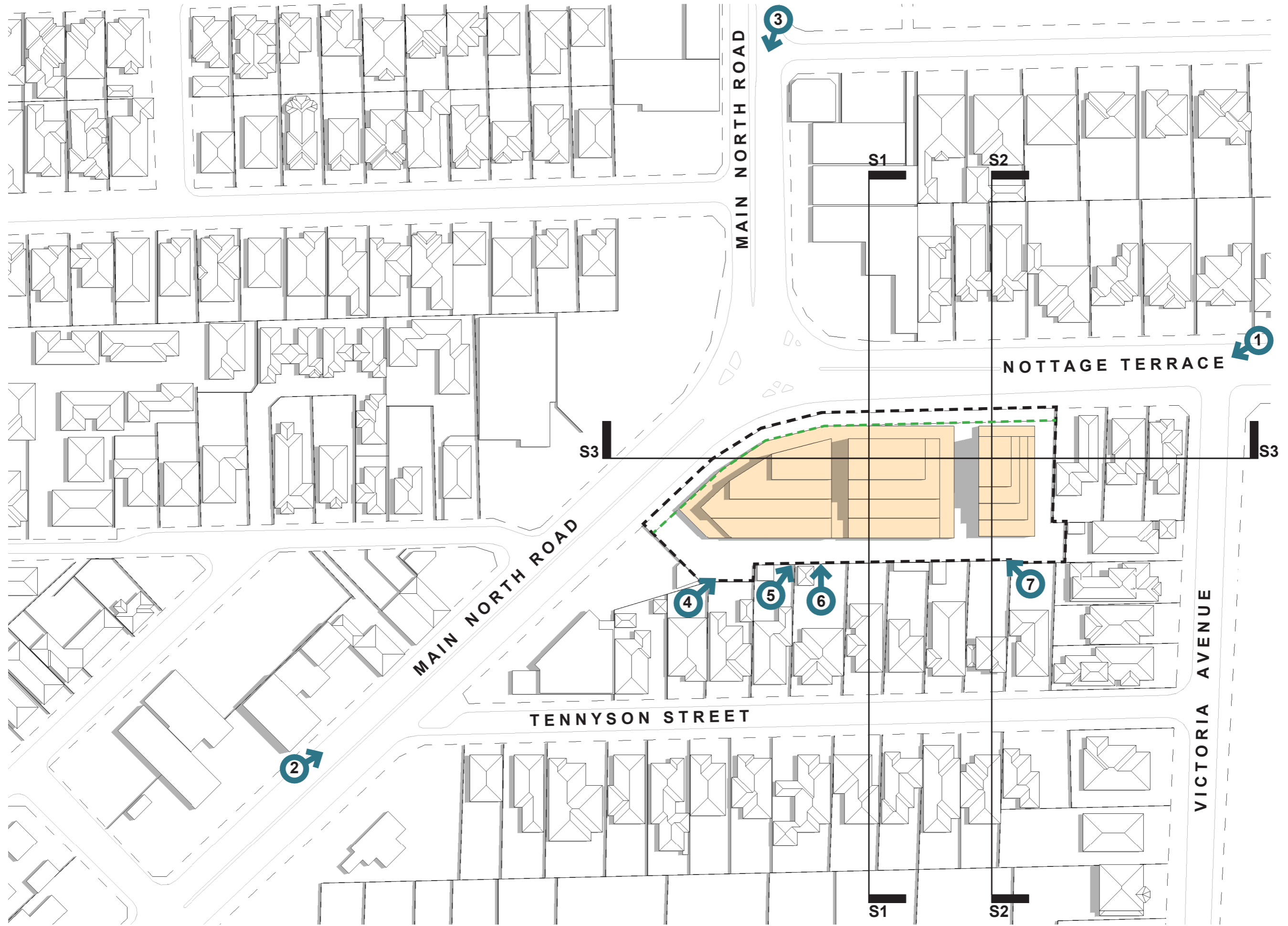


APPENDIX 11. INVESTIGATIONS – MASSING



Locality Plan

Scottys Motel,
Medindie

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

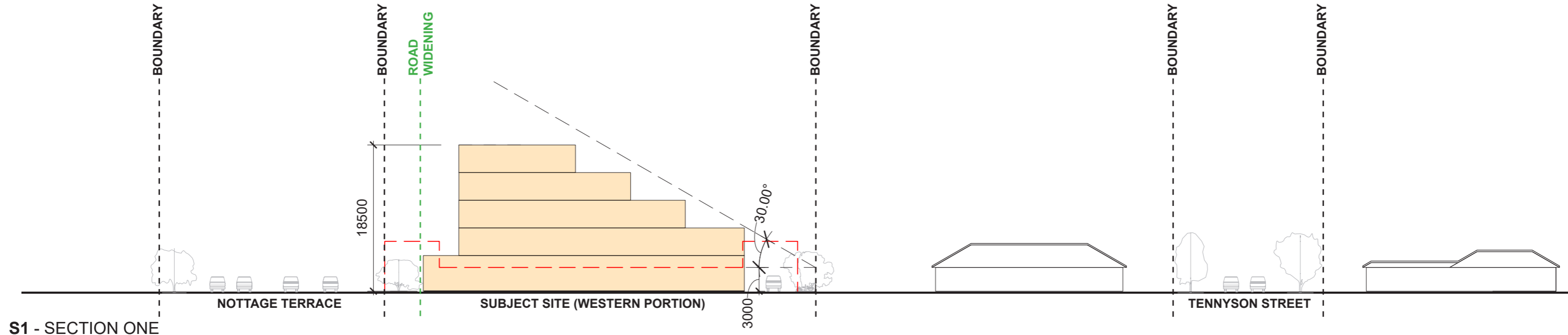
- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Nottage Terrace View 2. Main North Road View (South) 3. Main North Road View (North) | <ol style="list-style-type: none"> 4. Residential Backyard View A 5. Residential Backyard View B 6. Residential Backyard View C 7. Residential Backyard View D |
|---|--|

November 2021

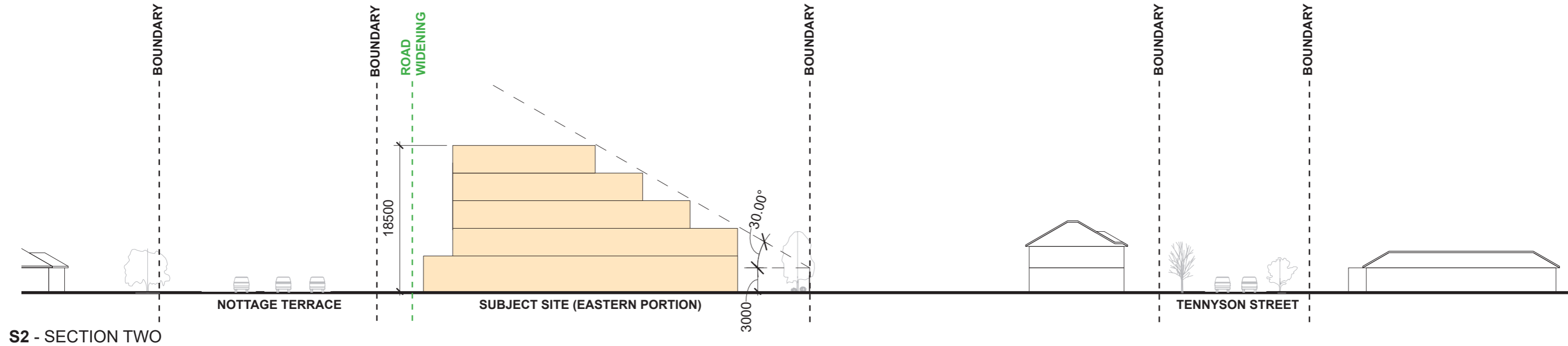
Revision B

1:1500 at A3

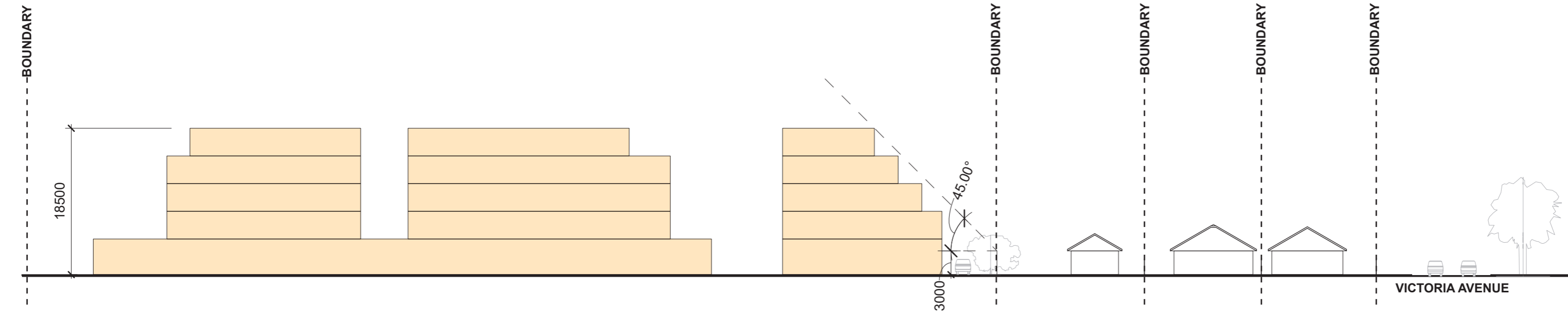




S1 - SECTION ONE



S2 - SECTION TWO

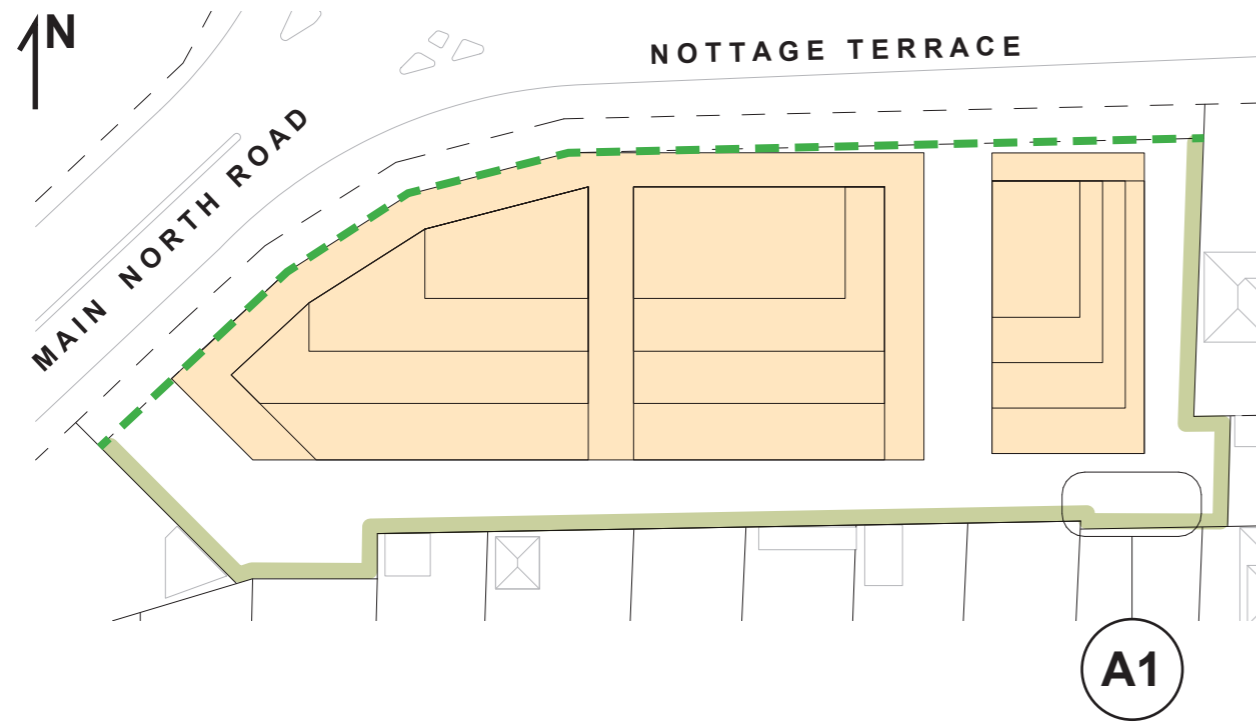


S3 - SECTION THREE

LEGEND

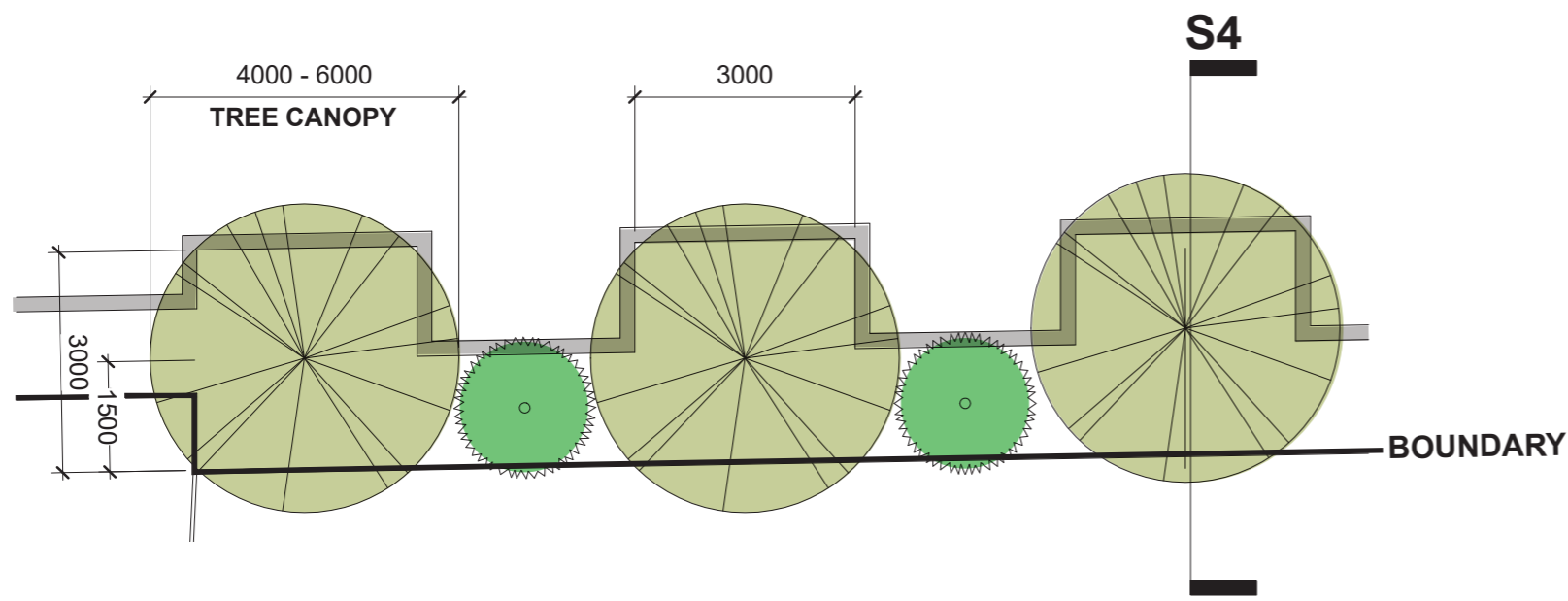
- Future massing envisaged by Code Amendment
- Future road widening 4.5 metres in width
- Outline of existing Scotty's Motel building

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.

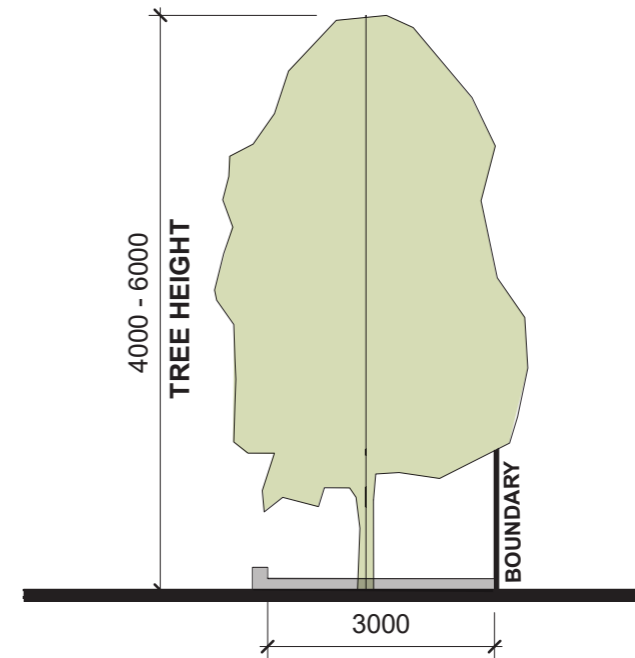


INDICATIVE PERIMETER LANDSCAPE PLAN
1:1000

NOTE: In accordance with Designated Performance Feature 13.2 of Design in Urban Areas medium trees will have a mature height of 6-12 metres, canopy spread of 4-8 metres and require a minimum deep soil zone with a dimension of 3 metres. The tree shown in section S4 is between 4 metres to 6 metres in height.



A1 - LANDSCAPE DETAIL
1:100



S4 - LANDSCAPE SECTION
1:100

LEGEND

- Location of perimeter landscaping to boundary
- Future massing envisaged by Code Amendment
- Road Widening

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.



**Aerial Perspective
Existing**
Scottys Motel,
Medindie

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.

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**Aerial Perspective
Future Height Potential
Scottys Motel,
Medindie**

NOTE: In accordance with Designated Performance Feature 13.2 of Design in Urban Areas medium trees will have a mature height of 6-12 metres, canopy spread of 4-8 metres and require a minimum deep soil zone with a dimension of 3 metres. The trees demonstrated on this perspective are 5 metres in height to the perimeter. 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



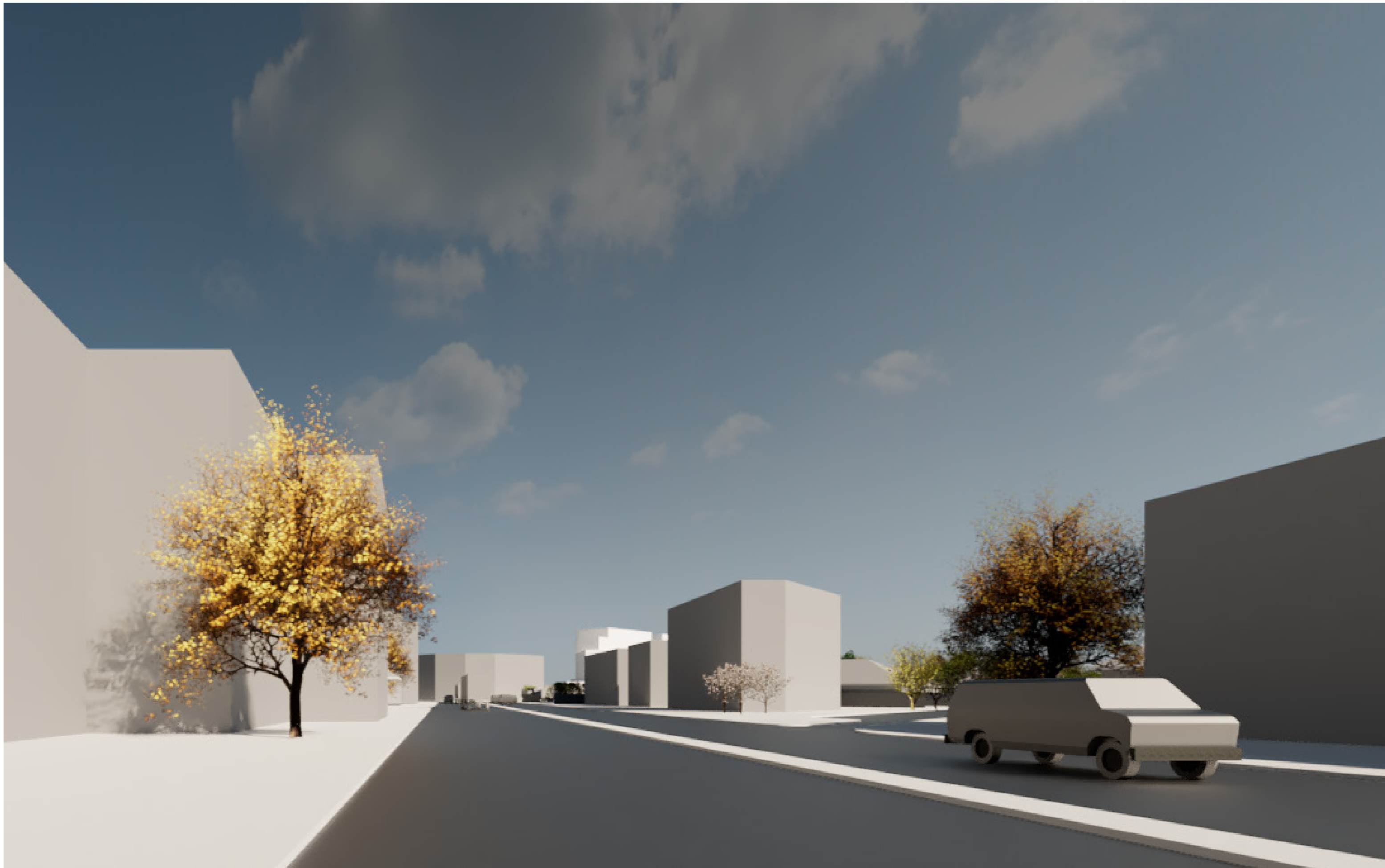


Perspective 1
Nottage Terrace
Scottys Motel,
Medindie

NOTE: In accordance with Designated Performance Feature 13.2 of Design in Urban Areas medium trees will have a mature height of 6-12 metres, canopy spread of 4-8 metres and require a minimum deep soil zone with a dimension of 3 metres. The trees demonstrated on this perspective are 5 metres in height to the perimeter. 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.

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Perspective 2
Main North Road (South)
Scottys Motel,
Medindie

NOTE: In accordance with Designated Performance Feature 13.2 of Design in Urban Areas medium trees will have a mature height of 6-12 metres, canopy spread of 4-8 metres and require a minimum deep soil zone with a dimension of 3 metres. The trees demonstrated on this perspective are 5 metres in height to the perimeter. 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
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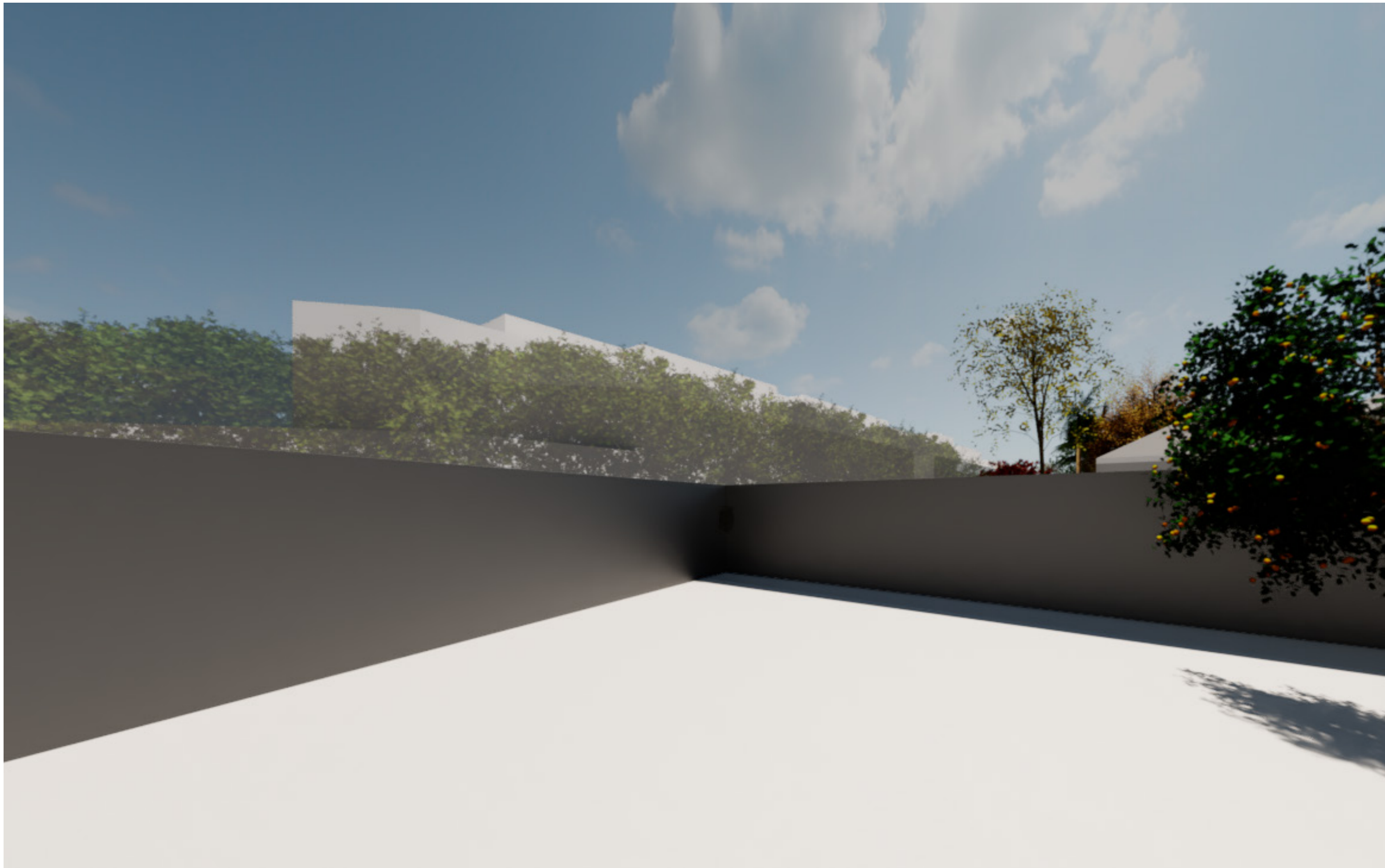


Perspective 3
Main North Road (North)
Scottys Motel,
Medindie

NOTE: In accordance with Designated Performance Feature 13.2 of Design in Urban Areas medium trees will have a mature height of 6-12 metres, canopy spread of 4-8 metres and require a minimum deep soil zone with a dimension of 3 metres. The trees demonstrated on this perspective are 5 metres in height to the perimeter. 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.

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Revision B
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Perspective 4
Backyard View A
Scottys Motel,
Medindie

Location: 2B Tennyson Street, Medindie

NOTE: In accordance with Designated Performance Feature 13.2 of Design in Urban Areas medium trees will have a mature height of 6-12 metres, canopy spread of 4-8 metres and require a minimum deep soil zone with a dimension of 3 metres. The trees demonstrated on this perspective are 5 metres in height to the perimeter. 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.

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Perspective 5
Backyard View B
Scottys Motel,
Medindie

Location: 6 Tennyson Street, Medindie

NOTE: In accordance with Designated Performance Feature 13.2 of Design in Urban Areas medium trees will have a mature height of 6-12 metres, canopy spread of 4-8 metres and require a minimum deep soil zone with a dimension of 3 metres. The trees demonstrated on this perspective are 5 metres in height to the perimeter. 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.

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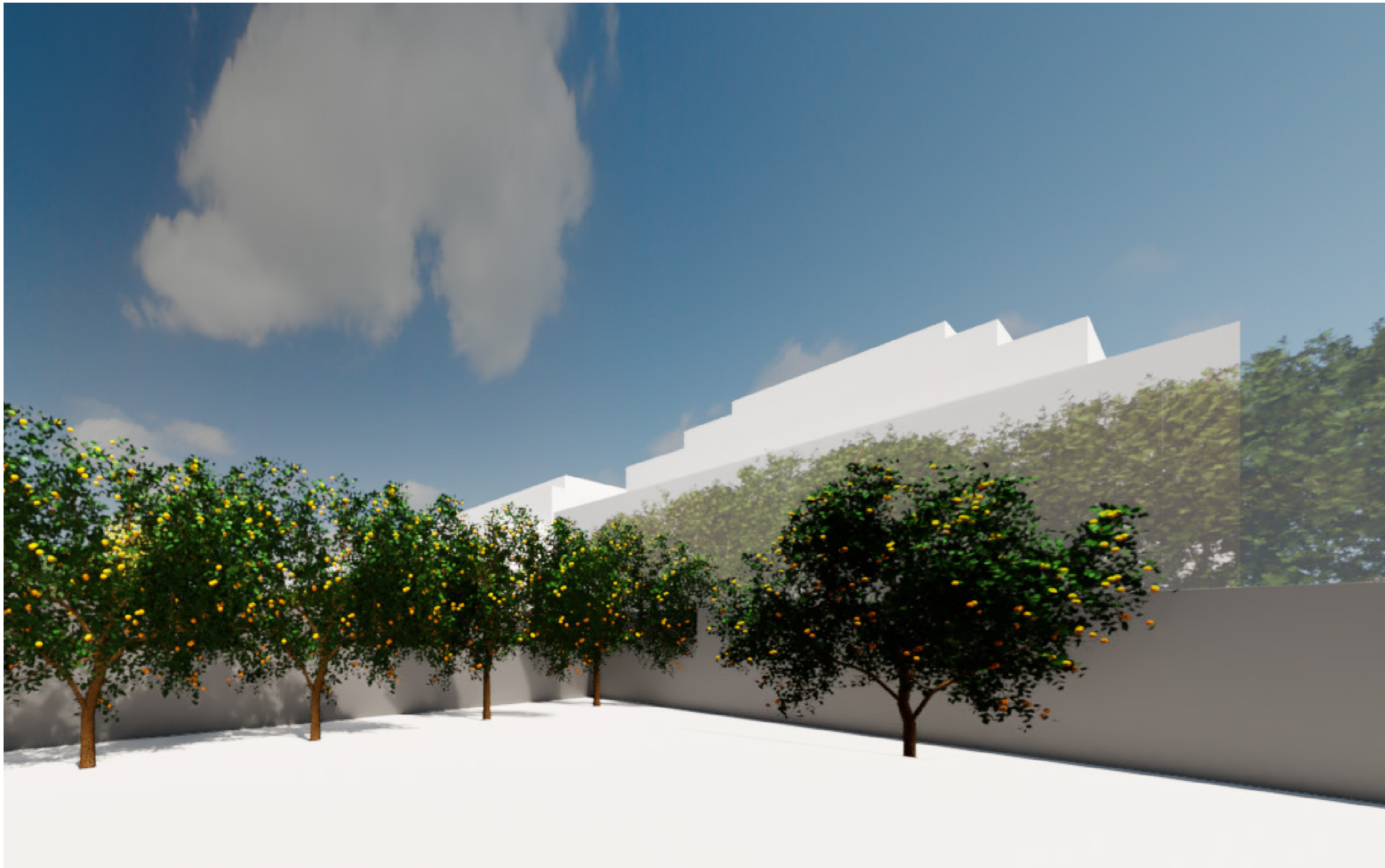
Perspective 6
Backyard View C
Scottys Motel,
Medindie

Location: 8 Tennyson Street, Medindie

NOTE: In accordance with Designated Performance Feature 13.2 of Design in Urban Areas medium trees will have a mature height of 6-12 metres, canopy spread of 4-8 metres and require a minimum deep soil zone with a dimension of 3 metres. The trees demonstrated on this perspective are 5 metres in height to the perimeter. 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.

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Perspective 7
Backyard View D
Scottys Motel,
Medindie

Location: 18 Tennyson Street, Medindie

NOTE: In accordance with Designated Performance Feature 13.2 of Design in Urban Areas medium trees will have a mature height of 6-12 metres, canopy spread of 4-8 metres and require a minimum deep soil zone with a dimension of 3 metres. The trees demonstrated on this perspective are 5 metres in height to the perimeter. 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
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