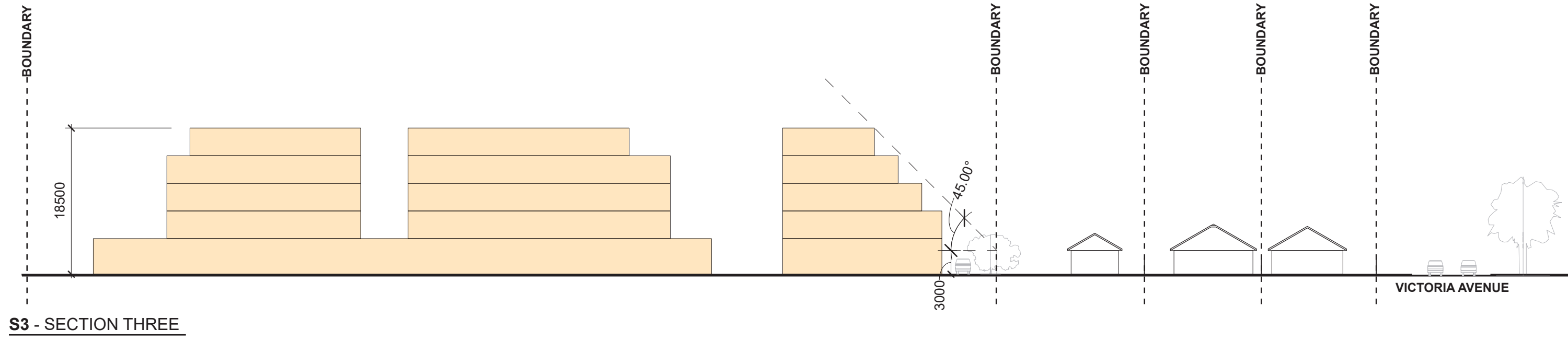
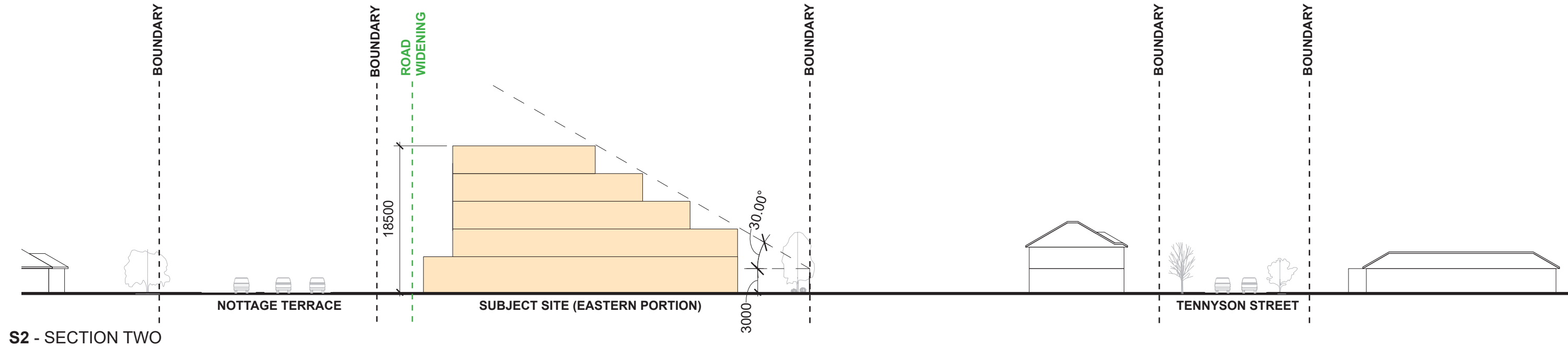
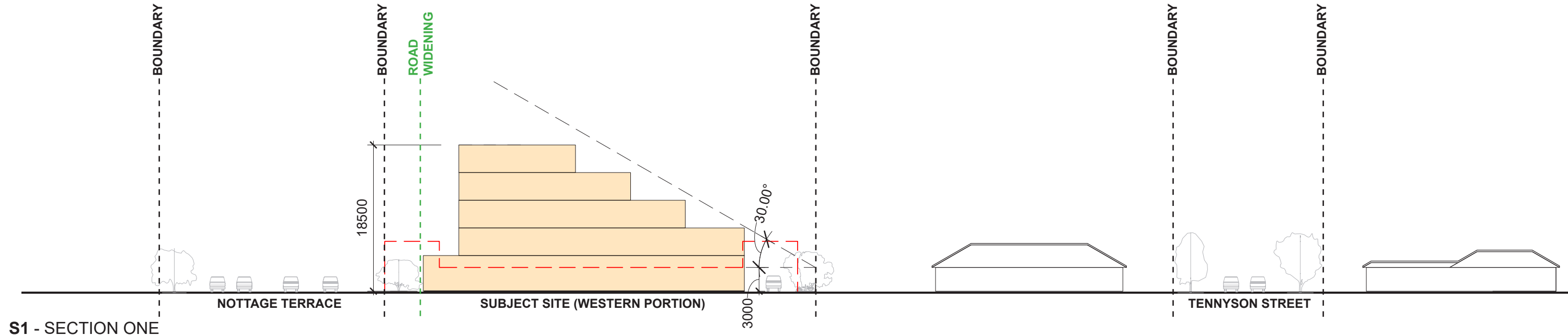


## **APPENDIX 11. INVESTIGATIONS – MASSING**





## Sections

Scottys Motel,  
Medindie

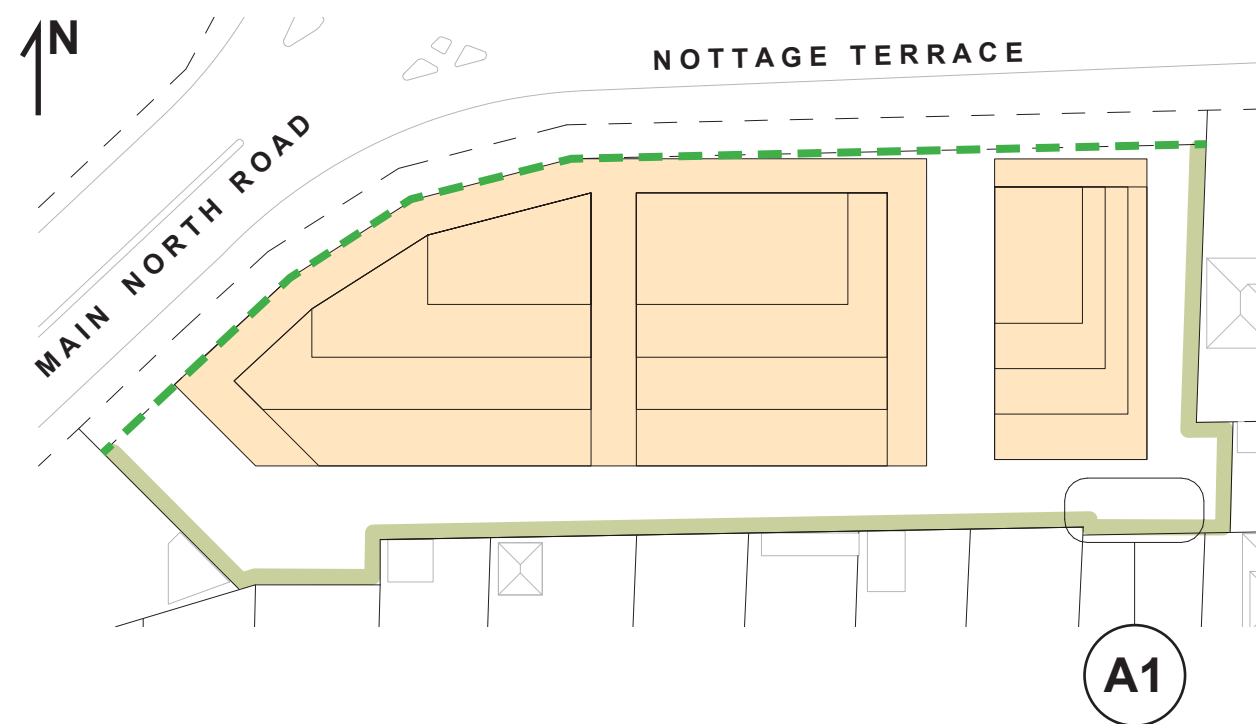
## LEGEND

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

**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.

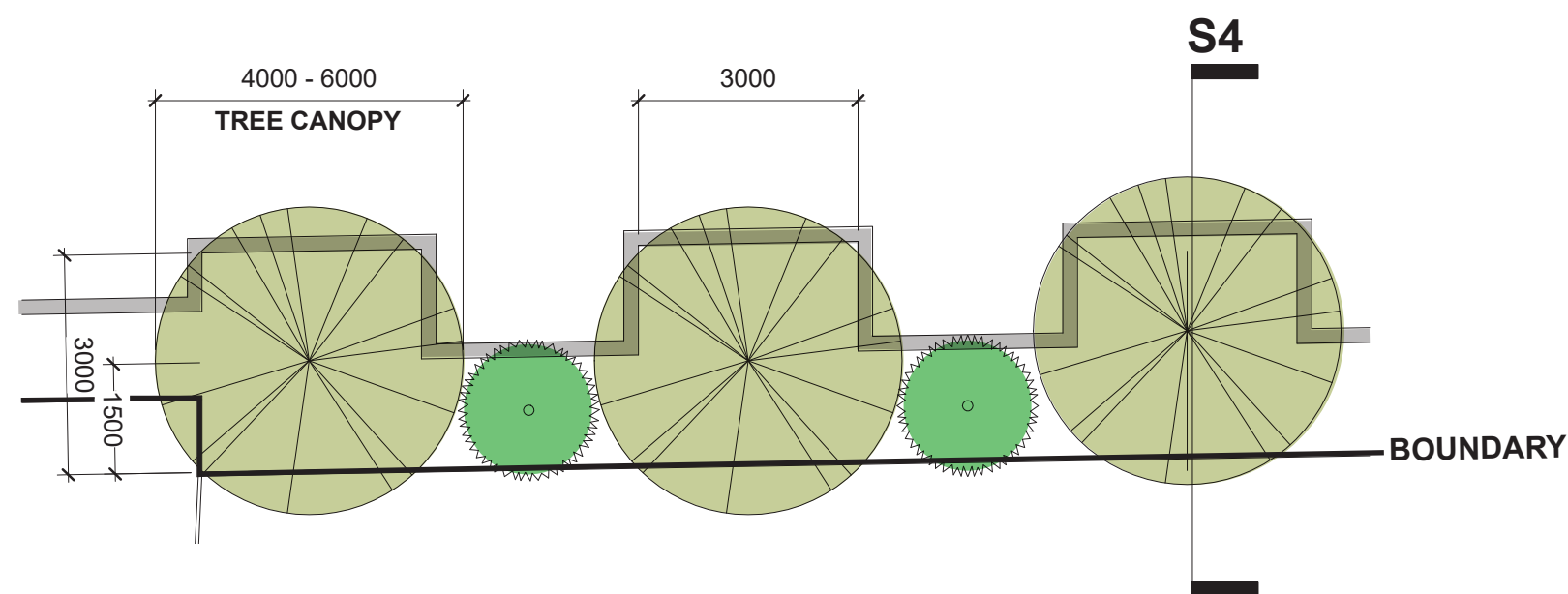
November 2021  
Revision B  
1:1500 at A3



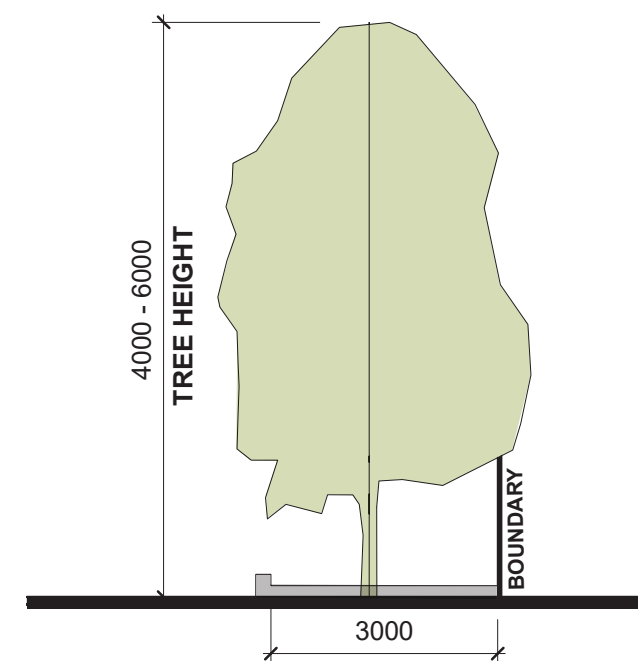


**INDICATIVE PERIMETER LANDSCAPE PLAN**  
1:1000

**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.

July 2021  
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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





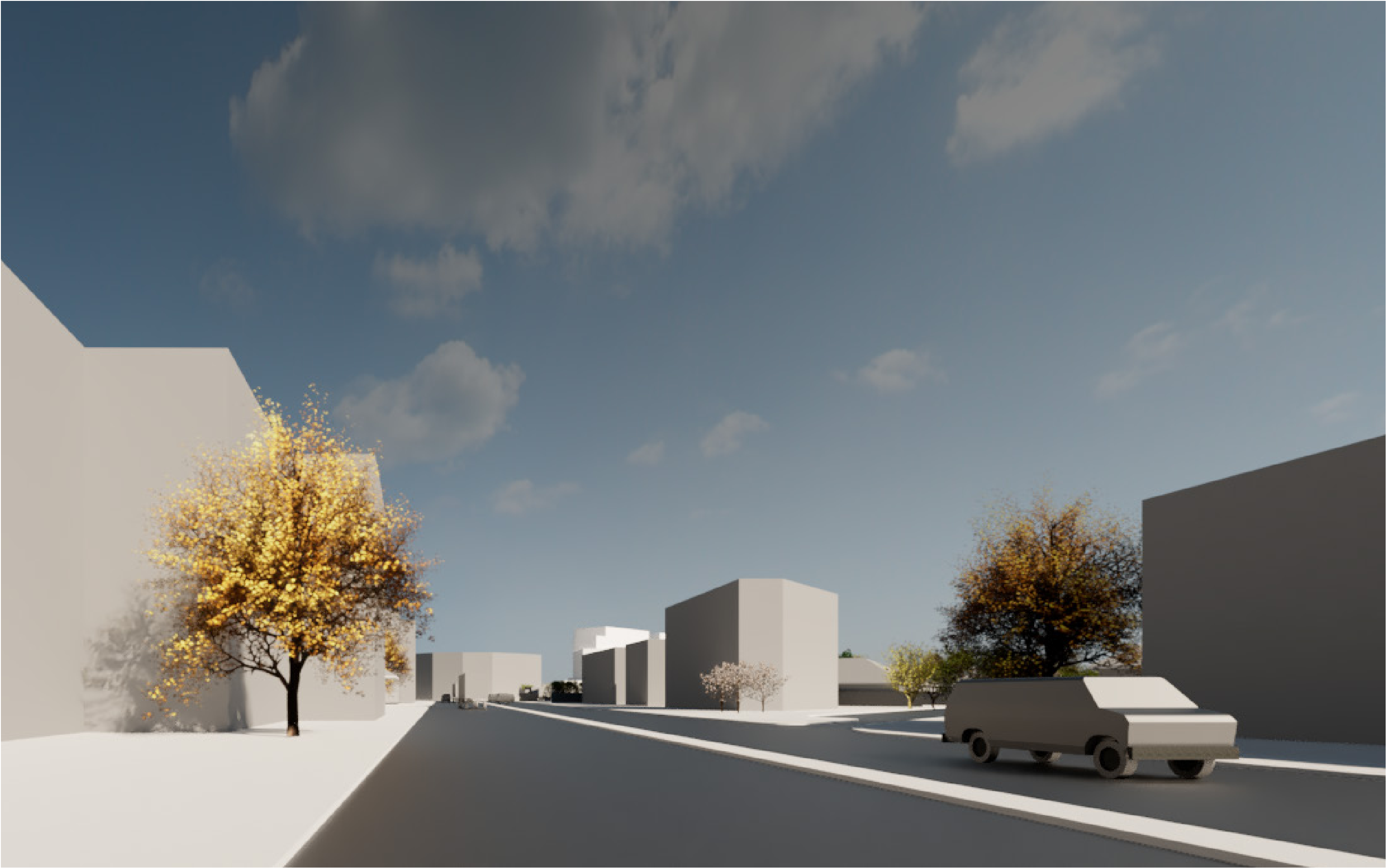


**Perspective 1**  
**Nottage Terrace**  
Scottys Motel,  
Medindie

**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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Revision B  
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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  
NTS





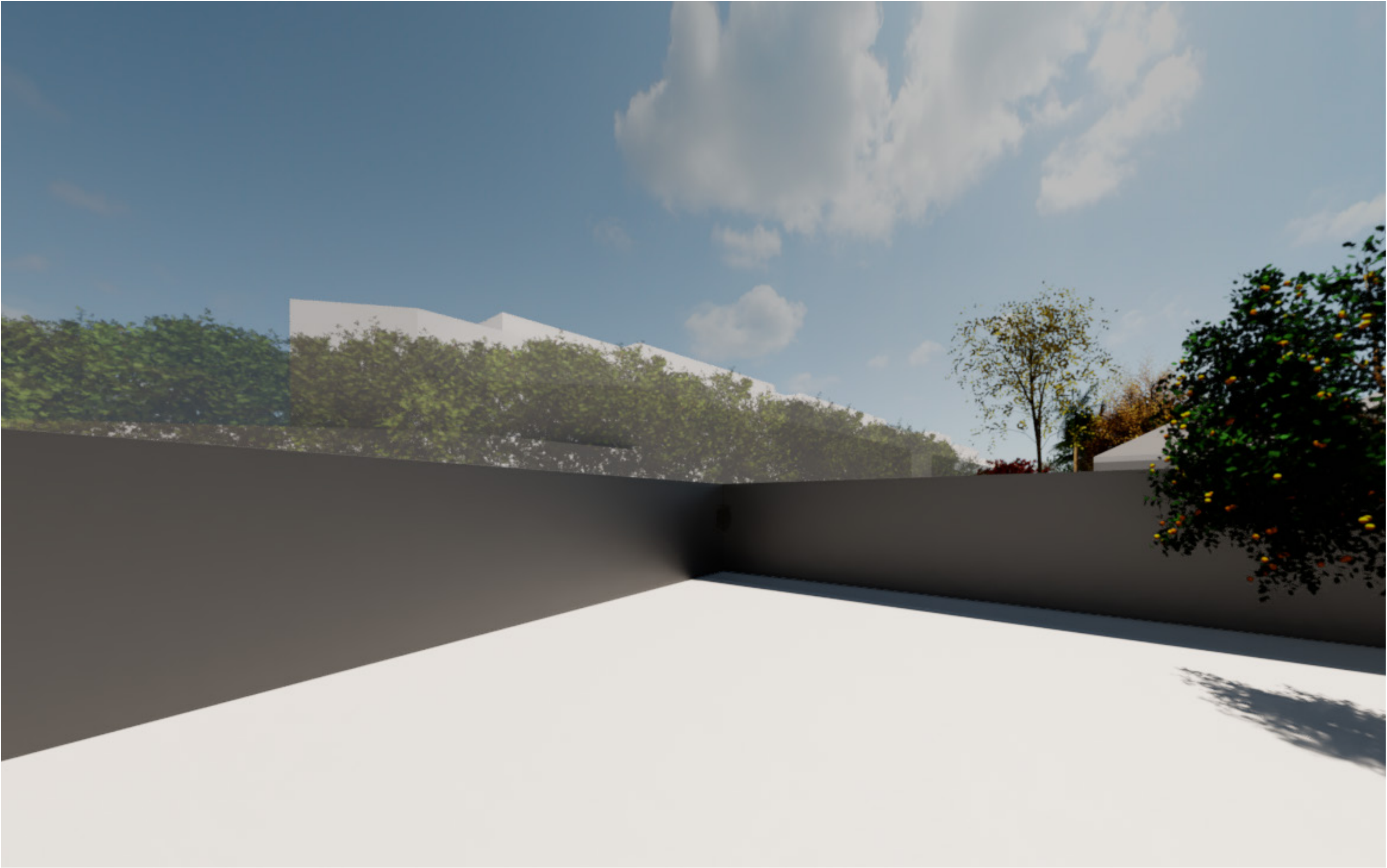


**Perspective 3**  
**Main North Road (North)**  
Scottys Motel,  
Medindie

*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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**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**  
Scotty's Motel,  
Medindie

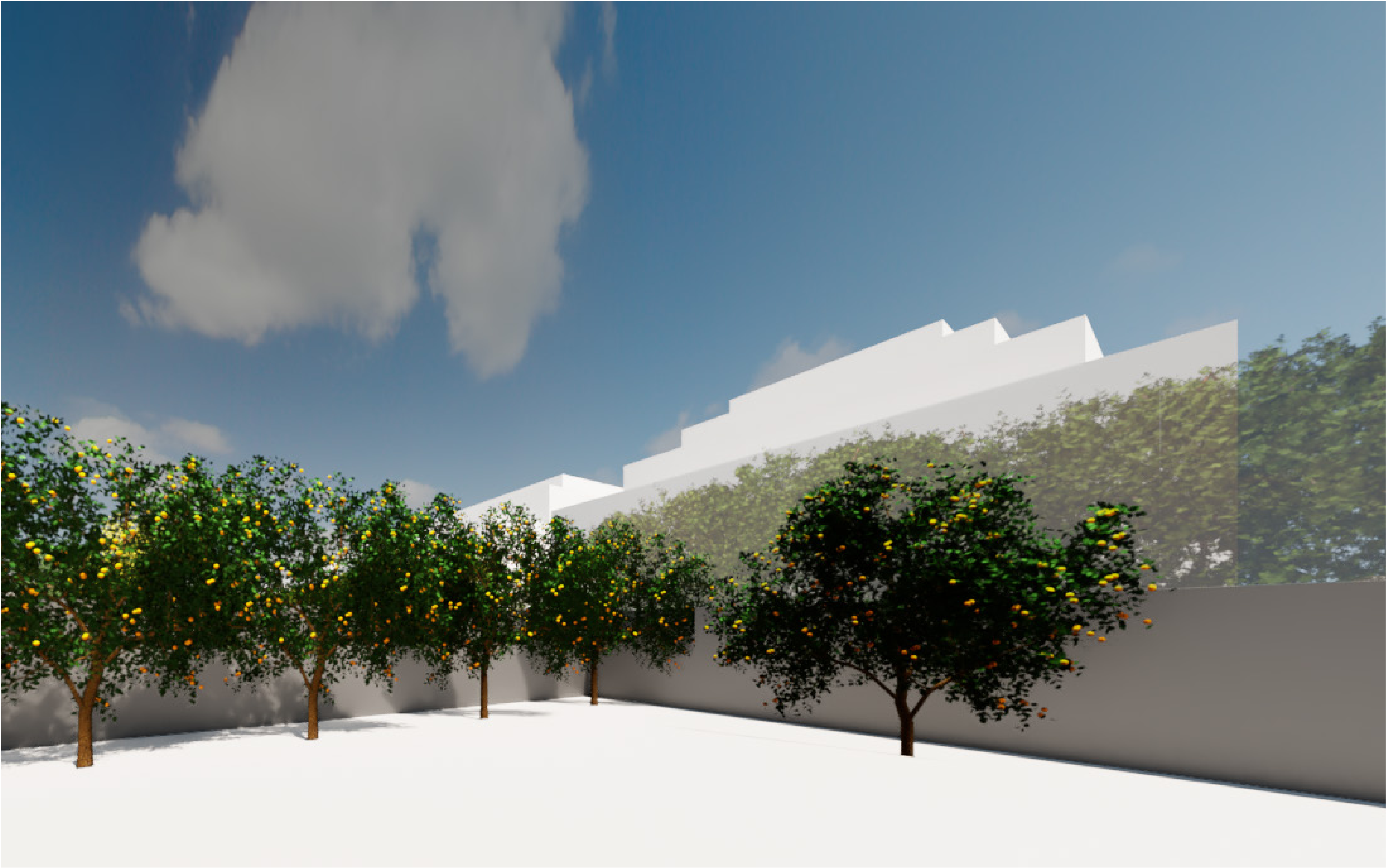
**Location:** 8 Tennyson Street, Medindie

**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  
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