

SECTION 5 SITE ANALYSIS

5.1 INTRODUCTION

Site analysis forms an important part of the design process. Development proposals need to illustrate how the proposal responds to site conditions and its relationship to the surrounding context. By describing the physical elements of a locality and the conditions impacting on a site, opportunities and constraints for future development can be understood and addressed in the design.

5.2 OBJECTIVES

The objectives of undertaking a site analysis are to:

- (a) Identify the prevailing characteristics of an area within which a development site is located;
- (b) Identify the opportunities and constraints of a development site;
- (c) Identify the relationship between a development site and its surroundings; and
- (d) Utilise the information in items (a) to (c) above to inform the design of the proposed development such that impacts on neighbouring properties and the locality are minimised.

5.3 WHEN IS A SITE ANALYSIS REQUIRED?

A site analysis is required to be submitted with all the following types of development applications:

- (a) Alterations or additions to any building;
- (b) All new buildings and structures relating to:
 - (i) Residential accommodation;
 - (ii) Commercial premises;
 - (iii) Mixed residential and non-residential development;
 - (iv) Other non-residential development; or
 - (v) Torrens title subdivision of land.

5.4 SITE ANALYSIS REQUIREMENTS

A site analysis is required to be prepared as follows:

- (a) Should be drawn to scale and accompanied by a written statement explaining how the design of the proposed development responds to the analysis.
- (b) Discretion may be used concerning the extent of information required for each site analysis (eg. a small extension to the rear of a dwelling house would not necessarily require the same level of information as a proposal to add a second storey extension to a single-storey dwelling). Council ultimately decides on the amount of detail required.
- (c) Look at the land from the site to its surroundings and from the surroundings to the site. Examine the natural and built features relating to the site.
- (d) Design the development to minimise negative impacts on the amenity of any adjoining development, so that it fits within its context. It should reflect the Character Statements for the planning area.

- (e) Refer to the Character Statements for the planning area to determine whether development adjoining a site is a desired characteristic, and what the desired characteristics of the locality are.

5.4.1 Site Analysis Plan

A Site Analysis Plan must include information, where appropriate, about the subject site and its surrounds, including:

- (a) In relation to the site:
- (i) Site dimensions, including:
 - site area; and
 - boundary dimensions.
 - (ii) Topography, including:
 - Spot levels and contours.
 - (iii) Services, including:
 - Easements; and
 - Connections for drainage and utility services.
 - (iv) Existing Vegetation, including:
 - Location;
 - Height;
 - Canopy spread; and
 - Species
 - (v) Micro climates, including:
 - Orientation (including solar access); and
 - Prevailing winds.
 - (vi) Location of:
 - Buildings and structures;
 - Heritage and archaeological features;
 - Pedestrian and vehicle access;
 - Fences;
 - Natural features such as rock outcrops, cliff faces, watercourses or foreshore edges;
 - Stormwater drainage pattern;
 - Views to and from the site;
 - Overshadowing by neighbouring structures;
 - Scale and north point (magnetic north and true north); and
 - Contaminated soils or filled areas.
- (b) In relation to surrounding land:
- (i) Neighbouring Buildings, including their:
 - Location;
 - Height; and
 - Use.

Site Analysis

- (ii) Privacy:
 - Adjoining private open spaces;
 - Location of any facing doors and/or windows (especially those within 9m of the site); and
 - Location of living rooms.
- (iii) Setbacks from all boundaries (where adjoining buildings are built to the boundary, their location height and materials are to be shown);
- (iv) Differences in levels between the site and adjacent boundaries;
- (v) Views and solar access enjoyed by neighbouring properties;
- (vi) Major trees on adjacent properties which overhang the subject property (especially those within 10m of the subject site);
- (vii) Street frontage features (elevations) including:
 - Setbacks;
 - Trees;
 - Fences;
 - Poles;
 - Bus stops; and
 - Kerb cross overs
- (viii) Built form and character of adjacent and characteristic development in the locality;
- (ix) Heritage features of surrounding locality;
- (x) Community facilities and Public open space;
- (xi) Adjoining bushland;
- (xii) Harbour foreshores;
- (xiii) Pedestrian routes to local facilities; and
- (xiv) Sources of nuisance (i.e. roads, flight paths, significant noise sources, pool pumps, polluting operations).

In addition to the above matters, the following information is to be shown where a proposed development relates to housing for seniors or people with a disability, commercial or mixed use developments where the gross floor area exceeds 5,000m².

- (c) Direction and location to local facilities, including:
 - (i) Local shops;
 - (ii) Schools;
 - (iii) Public transport, including:
 - Bus stops;
 - Bus routes;
 - Train stations; and
 - Ferry terminals / stops.
 - (iv) Public Open Space, including:
 - Location; and
 - Use.

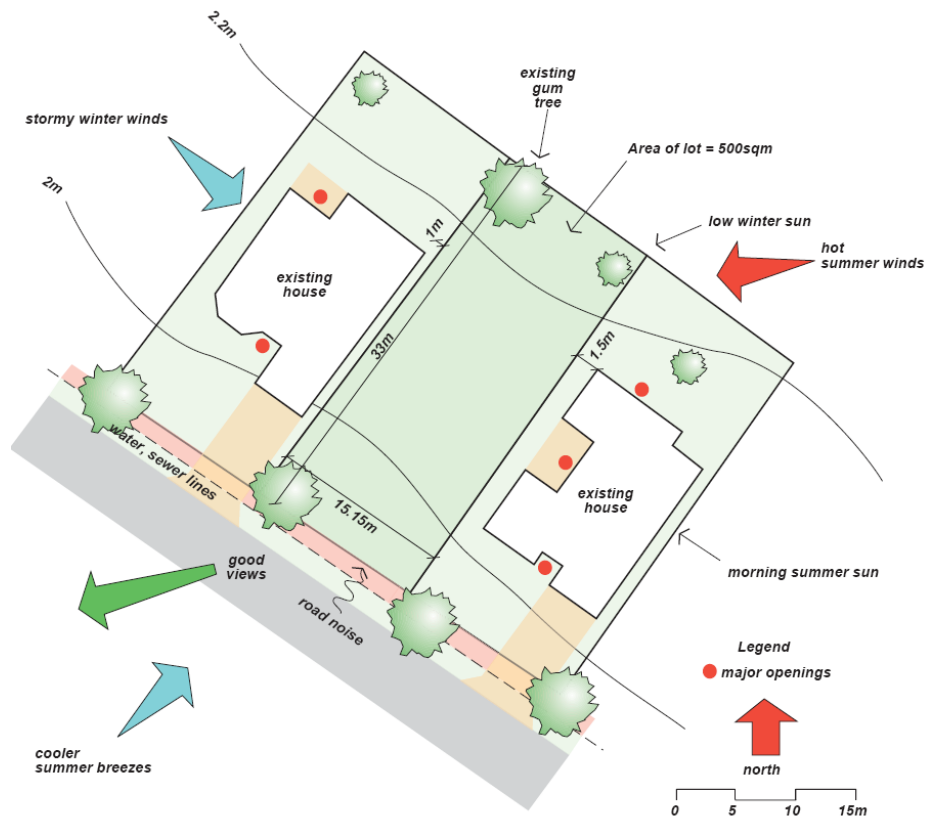


Figure A-5.1:
Site analysis diagram