

SITE ANALYSIS

Introduction

2.1 Site Analysis

INTRODUCTION

A site analysis establishes the context of a proposed development by showing graphically the constraints and opportunities on the site, its immediate locality and the wider environment, and includes both natural and built elements.

The site analysis will influence how the design optimises site attributes and complements neighbourhood character whilst preserving the amenity of adjoining developments. A good site analysis is therefore essential in achieving a sustainable, responsive and sensitive development.

2.1 SITE ANALYSIS

Further controls that may apply

SECTION B

PART 15 - Land Contamination

PART 16 - Bushfire Risk

PART 17 - Riparian Lands

PART 18 - Biodiversity

PART 19 - Heritage Items and Heritage Conservation Areas

Objectives

- 1 *To identify the existing characteristics of the subject site and the surrounding area.*
- 2 *To encourage good site planning and landscape outcomes, informed by an understanding of the site and its context.*
- 3 *To identify the natural, environmental, cultural and historical values of the subject site and surrounds to be protected.*
- 4 *To ensure that proposed development is compatible with the existing or desired future character of the area.*
- 5 *To consider the amenity of users of the subject site and the locality.*
- 6 *To ensure that sustainability and potential risk to life and property are considered at an early stage in the design process.*
- 7 *To ensure that potential zone interface impacts are recognised and addressed in a proposal.*
- 8 *To ensure that the design response is well founded and responsive to site context.*

Controls

- 1 Development applications are to contain a site analysis that includes:
 - i) a sketch/diagrammatic plan with a legend; and
 - ii) a written component.

The amount of information in a site analysis will depend on the size and scale of the proposal, the site locality, complexity, nature and context.

- 2 The site plan and statement of environmental effects for the development application is to show how the proposed development responds to the site analysis.
- 3 The site analysis is to contain information on the subject site and surrounding areas as follows:
 - i) Site Description – Written description of streetscape and its predominant elements.
 - ii) Standard of Documentation – All information required in Council's DA Guide, Appendix 1 – Standard of Documentation.

Note: Photos may be required.

 - iii) Additional information – Any other information that may affect the proposed development or that identifies effects that the development might have on the site and surrounds.
 - iv) A plan of the site showing dimensions, streets and adjoining sites is required to an appropriate scale (usually either 1:100 or 1:200). A simple example is provided at *Figure 2.1-1*. For more complex developments, the site analysis will require a series of plans or sketches and photographic analysis. A sample of some elements is provided at *Figure 2.1-2*.

Site characteristics within the subject site

- 4 The site analysis plan is to include, but not be limited to, the following characteristics as appropriate:
 - i) **Orientation & Climate** – Scale, north point (magnetic north and true north), and prevailing wind direction(s) shown by arrows.
 - ii) **Topography & Drainage** – Contours of 0.5m intervals, spot levels if available, slope gradients, runoff (upstream and

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downstream), piped drainage, open channels, overland flow-paths, flood levels, location of any features that may impact on surface and subsurface flows, location of any riparian lands.

- iii) **Site Access** – Existing access to and from the site of the proposed development including easements and/or rights-of-carriageway.
- iv) **Open Space** – All open space and other recreation areas, including private, commercial and communal open space, on the site and adjoining land.
- v) **Existing Vegetation and Natural Features** – Location and spread of all trees on the site and adjoining lands as identified on the survey plan including proximity to surrounding bushland. Location of rock outcrops.
- vi) **Biodiversity and Riparian** – Tree species or ecological communities are to be identified.
- vii) **Bush fire prone land** – An indication of whether the site is identified on Council's Bush fire Prone Lands Map or Bush fire Risk Evacuation Map. If the site is Bush fire prone, the direction of fire and "Effective Slope" as defined in Planning for Bush fire Protection 2019.
- viii) **Other risks** - Any other risks that apply to the site, such as flood, contamination, rail noise and vibration.
- ix) **Views** - Direction of any views to surrounding areas and important public or private views to the site.
- x) **Existing development** – Location of existing structures and natural features on the subject site.

Characteristics of surrounding/adjoining sites

- 5 The site analysis plan is to include, but not be limited to, the following characteristics as appropriate:
 - i) **Existing development** – Location of existing structures and natural features adjoining the subject site.
 - ii) **Key features of adjoining sites** – Overshadowing/ solar access, overlooking windows, view lines, building bulk, prevailing street setback, and landscaping/ screening, topography, inter-allotment drainage easement available to the subject site, riparian lands and private and public open space.
 - iii) **Services & facilities** – Location of site in relation to community facilities such as local shopping centres, bike paths, utilities, and public transport.
 - iv) **Zone interface** - Adjoining zoning (including any proposed zoning in a draft LEP).
 - v) **Heritage** – Heritage Items and Heritage Conservation Areas in the surrounding locality and landscape.
 - vi) **Noise & Safety** – Noise sources at and external to the site (including railway lines, arterial roads, etc).

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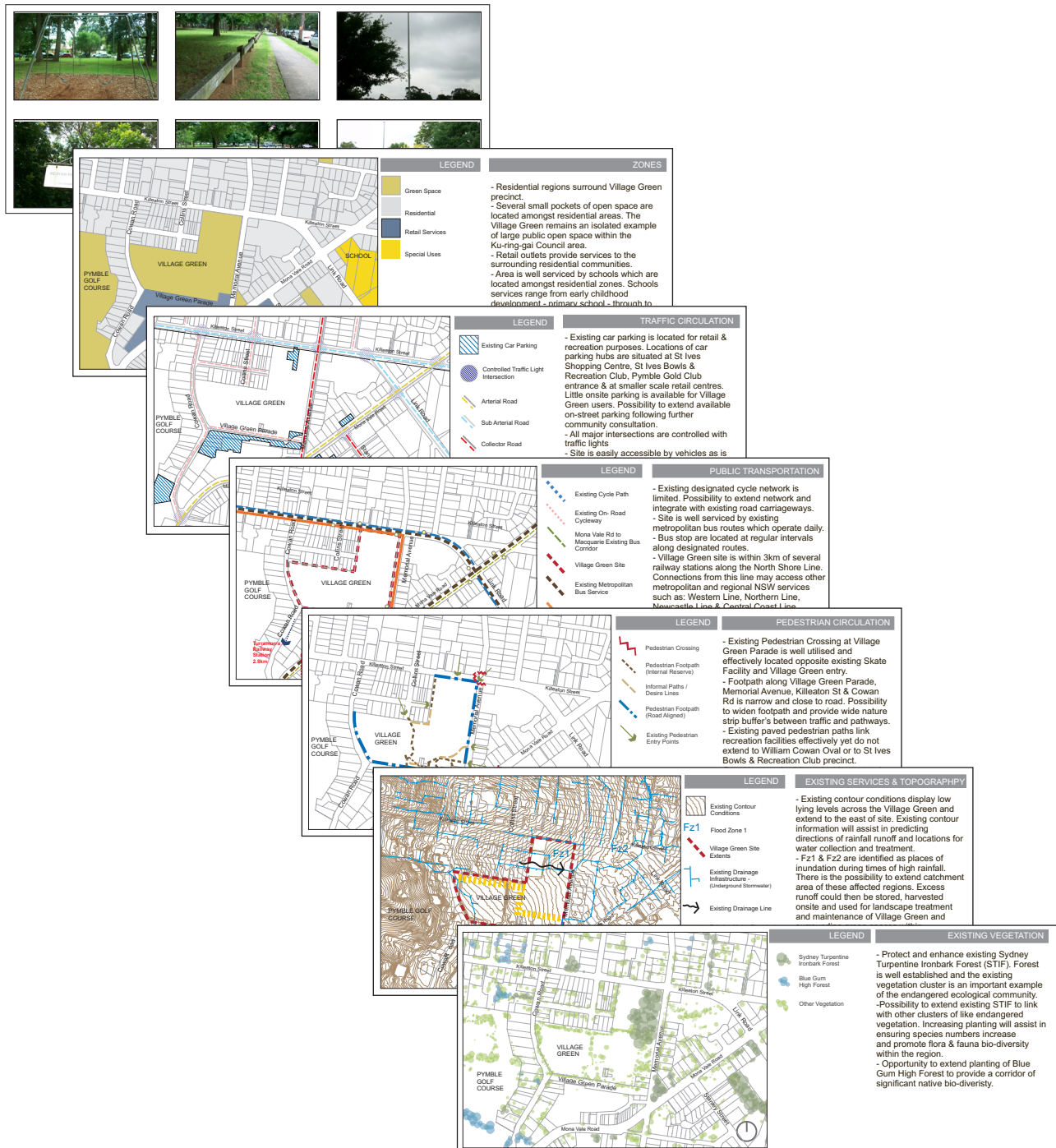


Figure 2.1-2
Sample of site diagrams required for large or more complex development, displaying some of the required elements and information of a site analysis. Refer to the controls for the relevant diagrams required.