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1 INTRODUCTION

1.1 SITE ANALYSIS PLAN REQUIREMENTS

Purpose:

A Site Analysis Plan is used to develop an understanding of the site and its context, and the resulting constraints and opportunities for development. The Site Analysis Plan forms the basis for good site planning, retention of desirable landscape elements, establishing building footprints, determining building orientation, and protecting heritage fabric.

The Site Analysis Plan allows a comprehensive view of the constraints and opportunities of the development site. It forms the basis for a designer to develop a proposal that utilises the positive aspects of the site and ameliorates the negative aspects.

When to Prepare

A Site Analysis Plan should be prepared at Concept Meeting or Pre-Lodgement Meeting stage to facilitate the most productive discussion about a development proposal. A comprehensive Site Analysis Plan must be lodged with a Development Application. The detail of the Site Analysis Plan should be tailored to the site and complexity of the proposed development.

Electronic Models

For larger developments and developments on visually sensitive sites an electronic 3D block model assists in developing a proposal and in assessing the impact of the final proposal on the site and its surroundings.

A model is required for any development that is three (3) or more storeys, or that has a Gross Floor Area of 2,000m² or more. The model is required to show the scale and form of the proposed development and its setting, from viewing points along the street, public open space, waterways and other significant vantage points.

Models should be provided in a format compatible with Google SketchUp and have a maximum file size of 5mb.)

Benefits

Completing the Site Analysis Plan is not only necessary to support a Development Application, but will also assist in design decisions based on site conditions and surrounding context. It can assist in ensuring:

- Privacy for occupants and the maintenance of neighbours' privacy and amenity.
- Sufficient solar access and natural ventilation to provide a comfortable and energy efficient living environment for residents and neighbours.
- Suitably located and useable private outdoor areas for residents and on neighbouring sites.
- The existing character of the street is maintained through setbacks, separation and height, driveway and car parking location.
- Views from the site are optimised for both the development and neighbours.
- Circulation and access is suitably located for the development and the locality.
- The construction of the development is suitable to the slope of the land and minimises the need for cut and fill.
- Cost effective development in relation to connection to services and existing land uses.

- The need for tree removal is minimised by locating the development to retain existing vegetation.
- Safety and surveillance of the development and the locality is maximised.

Content

The Site Analysis Plan should work to collate and present a range of information. This information includes, but is not limited to, that detailed in the following checklist for Site Analysis Plans.

1.2 CHECKLIST FOR SITE ANALYSIS PLAN

Zone groupings below apply in the same manner as Parts contained in DCP 2013.

	Rural	Residential	Business	Industrial BP & Infra.	Rec. & Tourist	Environmental	Subdivision
North arrow, Legend, and scale bar	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lot number, Deposited Plan number, and street address	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The overall lot dimensions including area, length, and width	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The movement pattern of the sun in summer and winter	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing wind direction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The setback pattern of existing development in the street		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Any existing development on the site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The location and levels of the façade wall, front entries, windows, vehicle entries, awnings, public footpath, and street furniture for proposed and adjoining developments		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
The location and type of all fencing used on the site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The location of all infrastructure servicing the site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Identification of which buildings/structures are existing and which are proposed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The accurate location of windows, private outdoor areas, solar panels, or other passive solar elements on adjoining properties		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
The height of adjoining buildings/structures and the location of any shadows cast by the adjoining building/structures or any landscaping features over the site (including fencing and vegetation)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The direction of views to and from the site, including consideration of views of neighbours and the scenic values associated with the land	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
rock outcrops or other landform features	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The location of any mine workings on the site			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Where excavation is proposed, the location of any Acid Sulfate Soils or Potential Acid Sulfate Soils on the site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	Rural	Residential	Business	Industrial BP & Infra.	Rec. & Tourist	Environmental	Subdivision
The position, height, and width of all trees and vegetation on the site, on adjoining lots, and at the street		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Identification of any trees listed on the Significant Tree Register	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The slope of the site, identified by 0.5m contours for a site less than 5,000m ² , and 1m contours for a site of 5,000m ² or greater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The location and height of any part of the site below 3m AHD, which sea level rise provisions apply to	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The proposed position of the driveway into the site and the location of driveways of adjoining allotments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
The location of bushfire hazards and Asset Protection Zones	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The location of any existing or proposed water bodies, waterways, wetlands, or drainage lines on the site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The location of areas of ecological value or nearby ecological corridors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Easements, covenants and/or restrictions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Noise and/or air pollution sources	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Heritage Items, whether Natural, European or Aboriginal, within or near the site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
On a site that has an adopted <i>foreshore building line</i> , identify the DHWM (as indicated on the Deposited Plan), the prominent current water line and the adopted <i>foreshore building line</i> as detailed on the 149 Certificate	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Soil conditions particularly areas of erodible soil or other similar hazards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The location of any on-site wastewater management system and associated disposal areas on the site or on adjoining allotments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	