

56.01 SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

An application must be accompanied by:

- A site and context description.
- A design response.

56.01-1 Site and context description

The site and context description may use a site plan, photographs or other techniques and must accurately describe:

- In relation to the site:
 - Site shape, dimensions and size.
 - Orientation and contours.
 - Trees and other significant vegetation.
 - The siting and use of existing buildings on the site.
 - Street frontage features such as poles, street trees and kerb crossovers.
 - Access points.
 - Drainage and infrastructure connections.
 - Easements.
 - Any significant natural features of the site, including drainage lines, watercourses, significant habitat and habitat corridors for the movement of fauna.
 - Significant views to and from the site.
 - Noise and odour sources or other external influences.
 - Soil conditions, including any land affected by contamination, salinity or fill.
 - Any other notable features or characteristics of the site.
- In relation to the surrounding area:
 - The pattern of subdivision of the surrounding area.
 - Existing land uses.
 - The siting and use of existing buildings on the adjacent properties.
 - The location and type of significant vegetation.
 - Street and footpath widths, material and detailing.
 - Location, distance and characteristics of any nearby public open space.
 - Direction and distances to local shops, schools, community and recreational facilities.
 - Directions and distances to public transport routes and stops.
 - Direction and distances to existing neighbourhood, town and regional activity centres and major employment areas and their catchments.
 - Existing transport routes, including freeways, arterial and sub-arterial roads and major roads connecting neighbourhoods.
 - Local street network.
 - Traffic volumes and movements on adjacent roads.
 - Pedestrian and bicycle paths.
 - Any places of natural or cultural significance.

If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Satisfactory site and context description

The responsible authority must inform the applicant in writing:

- Before notice of an application is given, or
- If notice of an application is not required to be given, before deciding the application, that the site and context description meets the requirements of Clause 56.01-1 and is satisfactory or does not meet the requirements of Clause 56.01-1 and is not satisfactory.

If the responsible authority decides that the site and context description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the site and context description meets the requirements of Clause 56.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

56.01-2 Design response

The design response must explain how the proposed design:

- Derives from and responds to the site and context description.
- Meets the objectives of Clause 56.
- Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

The design response must include a correctly proportioned plan showing the subdivision in context with the adjacent area. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

If the subdivision will create a new residential community, the plan should also show and explain:

- Proposed neighbourhood areas and centres.
- Proposed commercial centres.
- Proposed schools and community facilities.
- Pedestrian catchments of proposed commercial and community facilities.
- Proposed land uses.
- Proposed street layout and network including street types.
- Mixture and distribution of lot sizes.
- Proposed public open space.
- Natural features to be retained.
- Proposed urban water management network.
- Proposed public transport routes.
- Proposed bike paths.
- Proposed staging of the subdivision.