

SITE ANALYSIS AND DESIGN RESPONSE FOR MEDIUM-DENSITY HOUSING AND RESIDENTIAL BUILDINGS

Purpose

To ensure that a site analysis is prepared before a development is designed and that the site analysis influences the design of the development to provide good quality living environments and to respect, acknowledge and improve neighbourhood character.

Application requirements

If a permit is required to:

- construct or extend one dwelling on a lot of less than 300 square metres;
- construct a dwelling if there is at least one dwelling on the lot;
- construct two or more dwellings on a lot;
- extend a dwelling if there are two or more dwellings on the lot; or
- construct or extend a residential building,

an application must be accompanied by:

- A site analysis as described in The Good Design Guide for Medium-Density Housing Revision No 2, April 1998.

A site analysis must contain a site context plan with a reference number and date which must be to scale and accurately show:

- In relation to the site:
 - Orientation and slope.
 - Trees and other significant vegetation.
 - Buildings.
 - Access points.
 - Drainage and services.
 - Fences, boundaries and easements.
 - Any other notable features or characteristics of the site.
- In relation to the surrounding area:
 - The location and use of surrounding buildings.
 - The difference in levels between the site and surrounding properties.
 - Secluded private open space and habitable room windows on nearby properties which have an outlook to the site, particularly those within 9 metres of the site.
 - Solar access enjoyed by surrounding residents.
 - Major and significant trees on surrounding properties.
 - Location and height of walls built to the boundary of the site.
 - The built form, scale and character of surrounding and nearby development, including characteristic fencing and garden styles.
 - Street frontage features such as poles, street trees and kerb crossings.
 - Characteristics of any nearby public open space.
 - Direction and distances to local shops and public transport.

The responsible authority may consider a site context plan which is not drawn to scale provided it is satisfied that the site context plan accurately includes all of the requirements as listed in relation to the site and surrounding area.

If in the opinion of the responsible authority a requirement of the site context plan is not relevant to the evaluation of an application to alter a dwelling or residential building, the responsible authority may waive or reduce the requirement.

- A design response to the site analysis. The design response must explain how the development's design:
 - Derives from the site analysis.

- Relates to any other dwelling on the site and to surrounding land and development. This must include correctly proportioned street elevations showing the development in the context of adjacent buildings.
- Avoids future management difficulties in areas of common ownership.
- Respects, acknowledges and improves the existing neighbourhood character.