

Site Analysis Plan

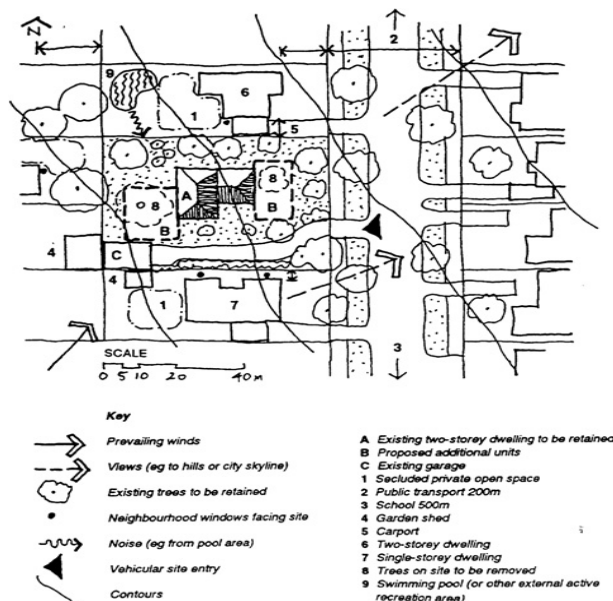
Who should read this guide?

Anyone proposing to construct a structure(s), a building(s) or building addition(s).

Site analysis plans assist in the initial planning of the development and help Council in its assessment of any proposed building(s), structure(s) and/or additions.

These plans show how the proposed structure would relate to the existing environment and how it would respond to the constraints of the site.

Understanding the site is critical in refining and shaping the proposed development. Site analysis enables both on-site and off-site constraints and opportunities to be identified. It can then be used to influence the design of the proposed development to minimise any negative impacts on the amenity of adjoining properties and to complement the neighbourhood's character.



Example of a Site Analysis Plan

The Site Analysis Plan

A Site Analysis Plan of the site and adjoining sites must:

- be drawn to a scale of not less than 1:200
- show contours and indicate areas of fill (if relevant)
- show existing buildings in the locality and their use

- indicate the height and/or levels of adjacent buildings
- identify driveways, access paths, service poles, street trees, kerb crossovers, bus stops and other services
- identify potential constraints such as overlooking, overshadowing, existing views, building bulk etc
- identify existing landscaping on the site and adjoining sites that creates valuable amenity
- identify existing landscaping on the site and adjoining sites that creates problems such as shadowing or screening, or that affects building stability
- refer to the street's character such as predominant building setbacks, architectural styles, etc
- identify adjacent noise sources
- identify adjacent heritage places.

During the site analysis, early contact should be made with adjoining property owners. This will help identify issues to consider in the design process and facilitate the preparation of the site plan.

The design limitations that apply to the proposed development are identified through the site analysis plan and these should guide the design of the proposed footprint of the building, the size and location of open space, landscaping and optimum access to light and ventilation.

A Site Analysis Statement

A Site Analysis Statement is prepared by the applicant accompanying and explaining how the design development has responded to the Site Analysis Plan, which will greatly assist the assessment process.

Further Information

For further information or to discuss your specific requirements, please contact Council's Development Assessment team on **08 8203 7185** or d.planner@cityofadelaide.com.au.