

# NOOSA PLANNING SCHEME POLICY 10— SITE ANALYSIS PLANS

## Introduction

The purpose of this Planning Scheme Policy is to—

- a) promote development with good design, by ensuring the proposal recognises the natural and artificial characteristics of the site and its surrounding locality and minimises negative impacts on the amenity of adjoining properties; and
- b) facilitate efficient assessment of development applications

## 1. What is a Site Analysis?

Every development site is unique in terms of its design opportunities and constraints. A site analysis is an exercise in recognising and documenting the existing conditions of a site and its context. A site analysis identifies and explains graphically—

- a) the key influences on the design; and
- b) how the proposed uses and buildings will relate to each other and to the immediate surroundings.

## 2. When is a Site Analysis Required?

- 2.1 Site analysis should be undertaken for assessable development and the Site Analysis Plan submitted as part of the development application.

## 3. How do you prepare a Site Analysis?

- 3.1 Site analysis should not be a standard exercise — a major land subdivision would not require the same information as a proposal to construct a small unit development.
- 3.2 Common sense should determine the extent of information required in a site analysis. In many instances, it will be a simple freehand sketch of the characteristics of the subject site and its surrounds. Sometimes, substantial detail of existing conditions, fully drafted, will be necessary.
- 3.3 At its most exhaustive, a site analysis would document—
  - a) The site in terms of—
    - i) contours and pertinent spot levels;
    - ii) type, size and location of existing vegetation;
    - iii) buildings (and any which could be retained);
    - iv) views to and from the site;
    - v) access and connection points;
    - vi) drainage and services;

- vii) orientation, microclimate and noise nuisance sources;
  - viii) any contaminated soils and filled areas, where relevant;
  - ix) fences, boundaries, easements and any road realignment lines;
  - x) features of environmental, cultural or heritage significance; and
  - xi) any other notable features; and
- b) The surrounds in terms of—
- i) the use on adjacent and opposite properties and location of the buildings;
  - ii) pedestrian and traffic circulation patterns;
  - iii) where residential use adjoins the site, abutting secluded private open spaces and habitable room windows, which have outlooks towards the site
  - iv) views and solar access enjoyed by adjacent residents;
  - v) major trees on adjacent properties;
  - vi) characteristics of any adjacent public open space;
  - vii) street frontage features such as poles, street trees, kerb crossovers, bus stops and services;
  - viii) the built form and character of adjacent and nearby development, including characteristic fencing and garden styles;
  - ix) direction and distances to local shops, schools, public transport, parks and community facilities; and
  - x) the difference in levels between the subject land and adjacent properties.

3.4 Photographs of the subject site and surrounds are helpful for assessment of development applications, and can be used in the site analysis plans.

#### **POLICY HISTORY**

*PSP10 adopted by Council 3 November 2005 and took effect 3 February 2006*