

**SITE ANALYSIS - EXISTING CONDITION**

**Site Analysis existing condition - Checklist**

- ✓ North point.
- ✓ Site boundaries, legal description, site area.
- ✓ Relationship to street and surrounding properties.
- ✓ Site slope details (contour lines) annotate how steep (eg flat, moderate, steep, extreme).
- ✓ Easements and services.
- ✓ Setbacks (front, side, rear).
- ✓ Solar path overlay.
- ✓ Prevailing breeze direction.
- ✓ Adjoining buildings and structures including windows, decks, verandahs and outdoor areas.
- ✓ Location of fences and retaining walls.
- ✓ Location of significant trees and landscaping.
- ✓ Environmental attributes or constraints including flooding, bushfire, wetlands, koala habitat etc.
- ✓ Views into and out of the site.

**Site Details**

Lot No 599 Section DP/NPP/SP 1076975

Street No 38 Street Marsupial Drive

Suburb / Town Pottsville

Area of Land 762sqm Zoning 2 (c)

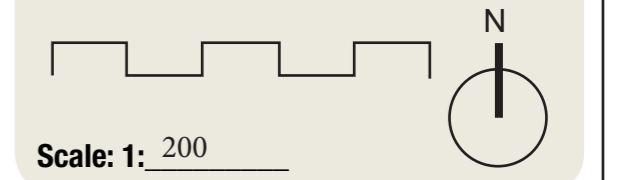
Soil Class Class P Wind Classification N3

Bushfire Category BAL 12.5

Flood Prone Y / N Acid Sulphate Soils Y / N

Koala Habitat Y / N Land Contamination Y / N

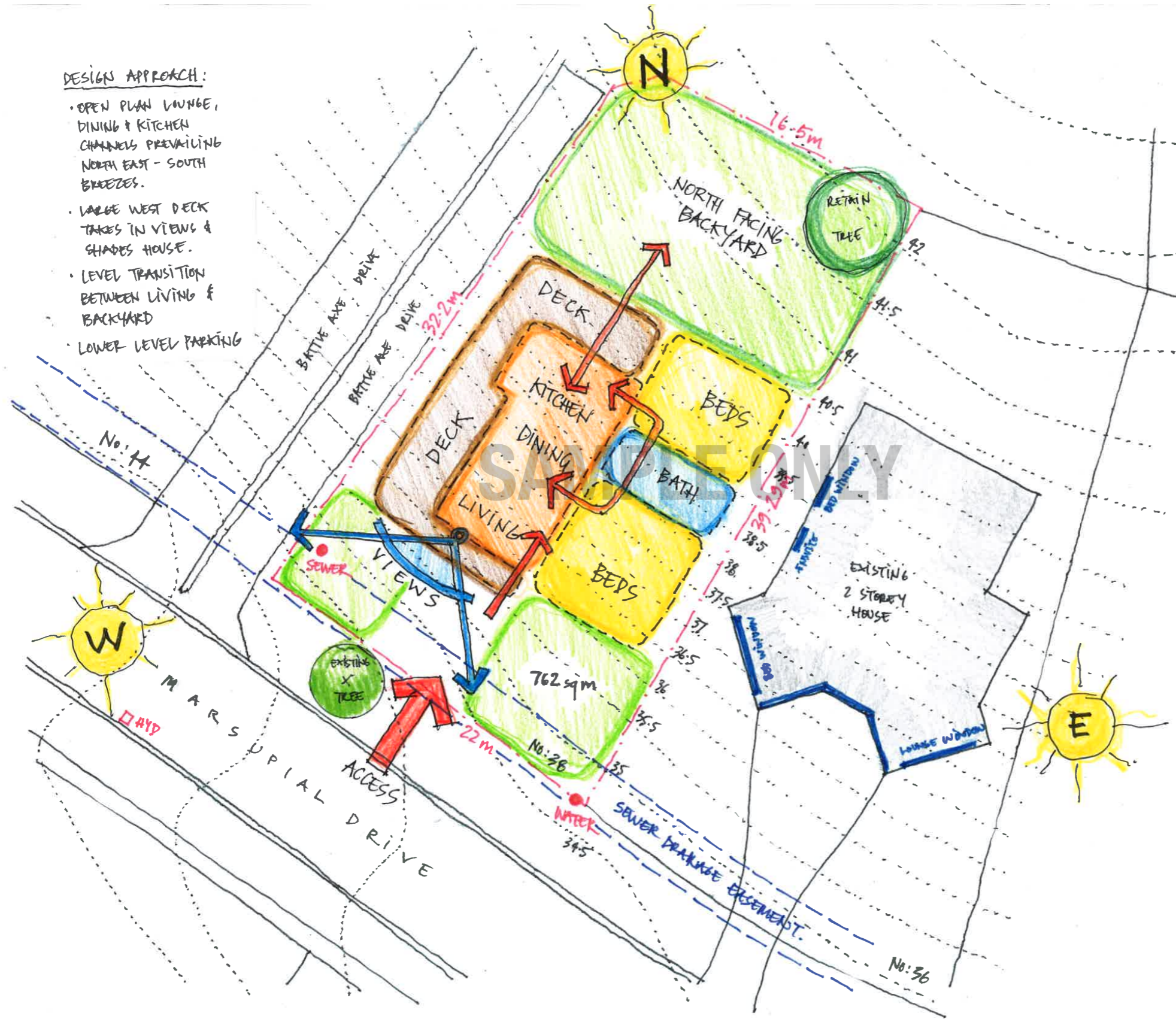
**01 Site Analysis - Existing Condition**





**DESIGN APPROACH:**

- OPEN PLAN LUNGE, DINING & KITCHEN CHANNELS PREVAILING NORTH EAST - SOUTH BREEZES.
- LARGE WEST DECK TAKES IN VIEWS & SHADES HOUSE.
- LEVEL TRANSITION BETWEEN LIVING & BACKYARD
- LOWER LEVEL PARKING



**Site Analysis design response - Checklist**

- ✓ Indicative footprint of the proposal and plan over base site analysis information.
- ✓ Demonstrate how internal living spaces relate to solar aspect and outdoor spaces including decks, terraces and verandahs.
- ✓ Demonstrate opportunity for cross ventilation and natural sunlight access.
- ✓ Identify opportunity for views and measures to prevent overlooking.
- ✓ Identify where proposal might overshadow, overlook, be overlooked by illustrating adjoining dwellings, buildings, decks, windows, pools, solar panels, retaining walls and the like.
- ✓ Nominate best location for landscaping areas including deep soil zones (plantings and trees), grassed recreation areas, clothes drying, and external living spaces.
- ✓ Identify where variations to development controls are requested and annotate justification were relevant.
- ✓ Illustrate and notate ESD design measures, location of water tanks, solar energy and hotwater panels.

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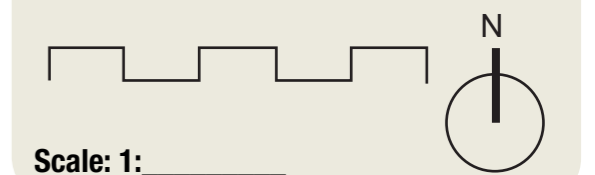
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**02 Site Analysis - Design Response**



Scale: 1: \_\_\_\_\_

**SITE ANALYSIS - DESIGN RESPONSE**