Site Analysis Plan Requirement Matrix

	Part A									Part B	Part C
Key Information required Information may be required Information not required	Single dwellings houses	Dual occupancy	Secondary dwellings	Alts and adds	New decks	Car ports and Garages	Outbuildings	Swimming Pools and tennis courts	Fences	Multi dwelling housing, row house, town house	Residential flat building, shoptop housing.
Site and drawing description:											
Location and clearly defined site boundaries, bearings, legal description and dimensions						•					•
North point		•	•		•				•		
The scale and date of the plans and drawings	-									•	
Site details:											
Topographic elements including contours and levels (0.5m intervals)	-										
Driveway and cross over locations											
Service locations (water, sewer, electrical, communications)											
Easements Setback overlay											
The geotechnical characteristics of the subsurface condition / soil type											
Drainage and overland flow paths											
Any acid sulfate soils, landfill or contamination affectation and, where affected, proposed remediation strategy and statement from a recognised expert that the site can be remediated	•	•	•					•	•		•
Site climatic details:											
The orientation of the site, solar path (summer, winter)											
Direction of prevailing winds and weather patterns											
Identified significant heat load directions											
Identified significant shading influences (topography, fences, houses, trees)											
Site context:											
Understand the form and character of adjacent and opposite buildings in the streetscape and adjacent sites, architectural character, front fencing and garden styles	•	•	•	•	•	•	•	•	•	•	•
The location height and use of adjacent and opposite buildings											
The location and distance to adjoining dwellings and their windows, doors, main living spaces, external living areas, pools, solar panels, retaining walls and the like	•	•	•	•	•	•	•	•	•	•	•
The location, height and materials of fences and/or walls built to the site boundary											
Any difference in levels between the site and adjacent and opposite dwellings in plan and sections	•	•	•	•	•	•	•			•	•
Views to and from the site locally and regionally / Potential to block view.											
The species, location, height and canopy dimensions of any existing vegetation on the site, or within eight metres of the site, and identified as to be removed or retained	•	•	•	•	•	•	•		•	•	•
Any heritage item or conservation area applying to or nearby to the site						•					
Any environmental attributes such as koala habitat, fauna corridors, bushfire hazards, fire source features, flooding, wetlands, endangered species or the like applying to, or nearby, the site	•	•	•	•	•	•	•	•	•	•	•
Sources of noise nuisance such as flight paths, road noise or other noise pollution sources											
Any key natural features of the site and its surrounds such as rock outcrops, cliffs, embankments, foreshores or the like	•	•	•	•	•	•	•	•	•	•	•
Direction and distance to local facilities, local shops, schools, public transport, recreation, open space and community opportunities for development within Parts B and C	•	•	•	•	•	•	•	•	•	•	•
Design response to site analysis in plan and section:											
Indicative footprint of the proposal over base site analysis information					•						
Demonstrate how internal living spaces relate to aspect and outdoor spaces		•	•	•	_	•			•		
Demonstrated cross ventilation and natural sunlight access		•	_		_				•		
Show the location of vehicular and pedestrian access points											<u> </u>
Nomination of where the proposal may overshadow or overlook or be overshadowed or overlooked by the adjoining dwellings their windows, doors, private open space, pools, solar panels, retaining walls and the like	•	•	•	•	•	•	•	•	•	•	•
Nomination of the best location for landscaping, deep soil zones and outdoor living spaces			•		•					•	
Clearly identify areas where the site analysis indicates an suitable alternative solutions or requires a variation to the controls.	•	•	•	•	•	•	•	•	•	•	