



**Ashfield
Council**

Interim Development Assessment Policy 2013

Part B

Site Analysis

PART B - SITE ANALYSIS

CONTENTS

REQUIREMENTS FOR A SITE ANALYSIS PLAN..... 3

Principle 1: Context..... 3

Principle 2: Scale..... 3

Principle 3: Built Form 3

Principle 4: Density 3

Principle 5: Resource, energy and water efficiency 3

Principle 6: Landscape 4

Principle 7: Amenity 4

Principle 8: Safety and security..... 4

Principle 9: Social dimensions..... 4

Principle 10: Aesthetics 4

REQUIREMENTS FOR A SITE ANALYSIS PLAN

Understanding the site is the first step in designing a development and is a mandatory part of the assessment process. The purpose of a site analysis is to identify how a development responds to the opportunities and constraints of an allotment and the surrounding streetscape.

The results of the site analysis must illustrate the following principles in the form of a site analysis plan:

Principle 1: Context

Good design responds and contributes to its context. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. This will help a new building to contribute to the quality and identity of the area.

Principle 2: Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development in the street. In areas undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Principle 3: Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Principle 4: Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units). Appropriate densities are sustainable and consistent with the existing density in an area or, in areas undergoing a transition, are consistent with the stated desired future density.

In some cases, a sustainable density may mean a development will not achieve the maximum floor space ratio or density if it is to provide an environmental quality appropriate to the site.

Principle 5: Resource, energy and water efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle. Sustainability is integral to the design process. Aspects include selection of appropriate and sustainable materials, layouts and built form, passive solar design principles, soil zones for vegetation and reuse of water.

Principle 6: Landscape

Good design recognises the integration of landscape and buildings results in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances micro-climate, tree canopy and habitat values, positive image to the streetscape and neighbourhood character, privacy, and respect for neighbours' amenity.

Principle 7: Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, outlook and ease of access for all age groups and degree of mobility.

Principle 8: Safety and security

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

Principle 9: Social dimensions

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of areas undergoing transition, provide for the desired future community.

Principle 10: Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should also relate to the environment and context, particularly responding to desirable elements of the existing streetscape or, in areas undergoing transition, contribute to the desired future character of the area.

END