

Section 3 – Site Analysis

3.1. Overview

Building within the Upper Hunter Valley area offers a unique set of opportunities and constraints. Every site requires detailed planning to balance development needs with environmental conditions. The site analysis - knowing what is there - is the starting point.

It is not sufficient to prepare a site analysis and then ignore it during the design process. The site analysis will have identified the opportunities and constraints of a particular site and its surrounding area. The purpose of site analysis is to inform the design process. Some of the information will form the basis for preparing further reports in relation to flora and fauna, bushfire, heritage, etc.

3.2. Site Analysis Required

- (i) A site analysis must be completed on all proposals other than single dwellings involving construction work less than 100 square metres in floor area. It forms part of the development application to Council.
- (ii) The site analysis can be in two formats depending on which method best presents the site characteristics, they are plans (maps) and statements.
 - Plans – contain all the information that can be easily mapped.
 - Statements – issues such as character of the area are better addressed in text and photographs.

3.3. Site Analysis Plan

Site analysis in plan form must be drawn to scale (generally 1:200, 1:500 or 1:1000). Include the site and its surrounds and then add the following information (relevant to the site) to the plan:

- (i) Site Characteristics
 - The location, boundary dimensions of the site.
 - The position of true north.
 - The contours of the site (usually at 1 metre intervals) and the contours of adjoining allotments.
 - The movement of the sun across the site.
 - The prevailing wind direction and, if in an exposed area, the likely wind speed across the site.
 - The zone and the zone boundaries (if there are multiple zones), protected areas and riparian corridors.
 - The location of any slopes greater than 20% (1 in 5) and the direction or fall of drainage from those areas.
 - The location of existing vegetation. Specify the type of vegetation present.
 - Identify any noxious or environmental weeds.
 - The location of any significant natural features such as cliffs, rock outcrops, water holes.
- (ii) Drainage
 - The location of existing stormwater controls such as easements, trenches, etc.

Muswellbrook Shire Development Control Plan

Section 3

Site Analysis

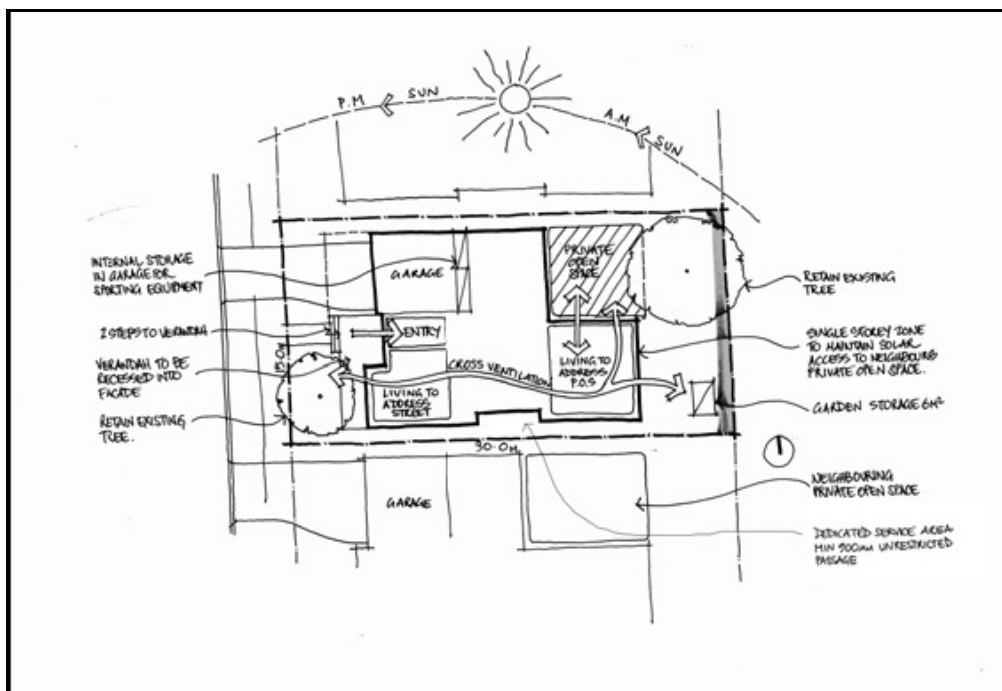
- Drainage patterns on the site, areas of concentrated runoff, ponding, possible flooding.
- Location of any watercourses, creek, wetlands, stream etc., on the site or any within 40 metres from the site.

(iii) Services

- The location of above or below ground services, including power, water, gas, sewer or wastewater systems / land application areas.

(iv) Existing Development

- Set backs, height and location of buildings on adjoining lands.
- Any potential noise sources, *private open space* areas or windows from any adjoining buildings which may overlook the site.
- Any areas of land degradation, identify likely causes.
- The location of buildings or structures on the site including swimming pools, retaining walls and other *hard surface* areas.
- The location of existing access to the site, including any pathways, tracks or driveways and the number and location of on-site car parking areas.
- For 'bushfire prone land' the existing and proposed road network, including the width of roads and whether they are connector roads or cul-de-sacs.



Example of site analysis plan

3.4. Site Analysis Statements

Attach a copy of the following information:

(i) Photographs

Muswellbrook Shire Development Control Plan
Section 3
Site Analysis

- Provide pictures of the character of the surrounding area (photograph buildings on adjoining sites and the adjacent streetscape).
- Include pictures of any significant features of the site (views to and from the land, vegetation, etc).

(ii) Statement

- Review the Certificate of Title for the property to determine whether any restrictions exist. For example a *covenant or 88b restriction*.
- Provide a statement on the zoning of the land and whether the type of development proposed is permitted within that zoning.
- Provide a statement as to whether the land is mapped as 'bushfire prone'.* (Maps can be viewed on Council's web site or at one of our customer service centres).
- If the land is 'bushfire prone' the statement should include the location, extent and vegetation group of any bushland on or within 140 metres of the site; the slope and aspect of the site and of any bushfire prone land within 100 metres (this may determine the likely path of any bushfires); and any features on or adjoining the site that may mitigate the impact of a bushfire.

The following page no. is 4-1