



Alpine

Planning Information Kit

5. SITE ANALYSIS AND DESIGN RESPONSE

This information sheet seeks to assist architects and building designers to prepare a quality site analysis and design response.

What is involved in a site analysis?

The purpose of the site analysis is to record and evaluate information on the site and its surroundings, and to use this evaluation in the design response.

Site analysis is more than just collecting information about the site. The site analysis should identify issues that will influence the design of a development in order to make a considered response to both site opportunities and constraints, to provide a good quality living environment, and respect, acknowledge and improve the character of the area.

The site analysis results in a site context plan, which is then used as a prompt in developing the design for the site. Site context plans and design response are discussed below.

The site analysis – getting it right

The site analysis should provide the basis for the design response. A site analysis is not a justification for a preconceived design. A good site analysis will be a combination of facts and influences for development of an appropriate design response.

So how do I go about it?

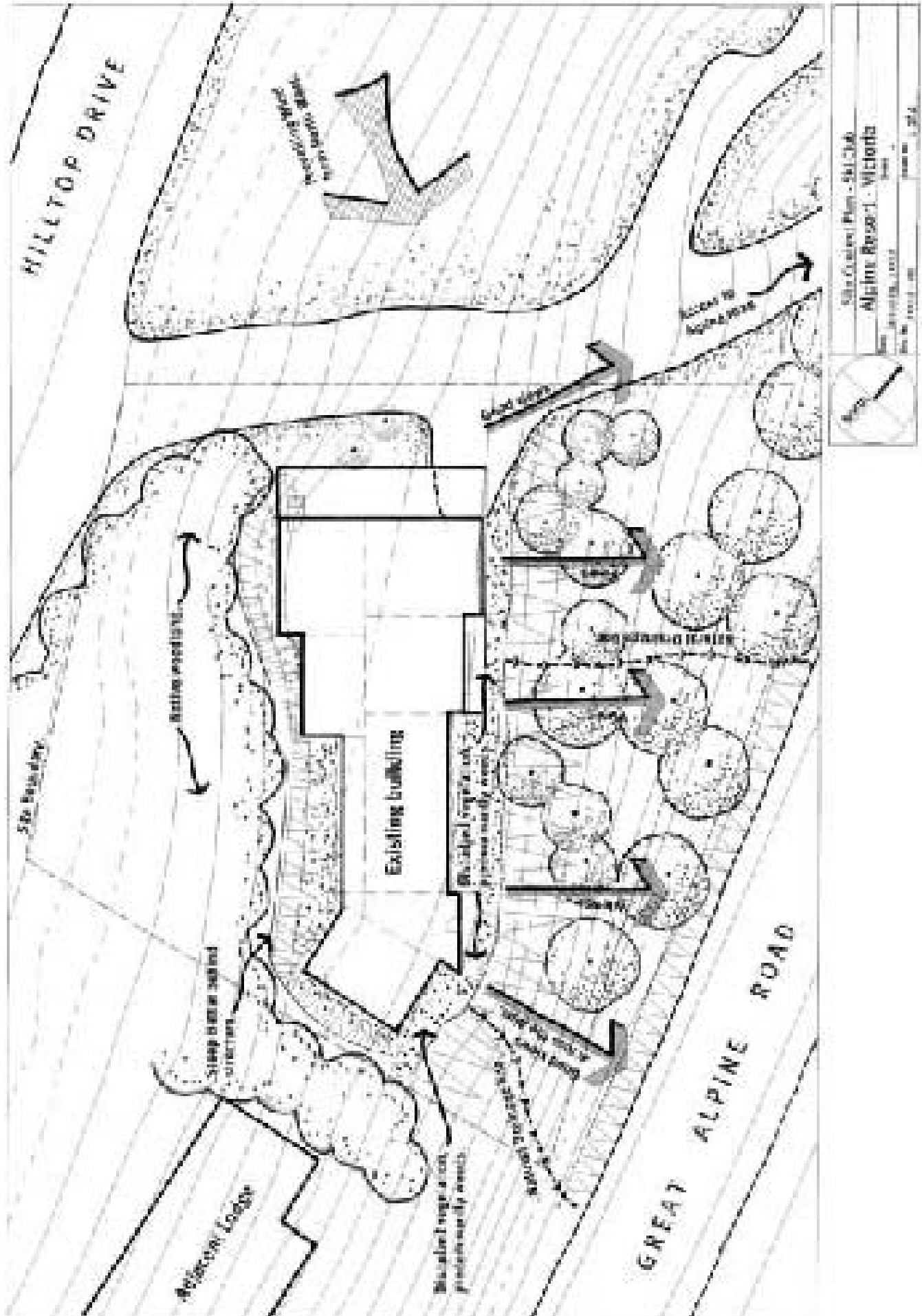
- Talk to the Alpine Planning Team about planning scheme requirements and local policy issues. The relevant Alpine Resort Management Board can highlight utility connection issues.
- Start with a site survey, documenting the physical features of the site and surroundings, noting particular aspects which will be important to acknowledge in developing your design. These could include habitable room windows, decks/balconies or private open space areas on adjacent sites, through to issues of neighbourhood character can influence your design response.
- Photograph the site and the neighbourhood context. A comprehensive photographic record will save you return trips to the site. Use the photos for a photoboard as part of your supporting documentation for your application.

photographs and sketches can be used to communicate the ideas and observations. Each site warrants its own investigations. An example is provided below.

Site context plan

The illustration below shows the type of design constraints and opportunities which will drive an effective design response. Other material such as

photographs and sketches can be used to communicate the ideas and observations. Each site warrants its own investigations. An example is provided below:





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Site context plan requirements

The Alpine Planning Team will exercise its judgement about the extent of information required in a site

analysis. At its most exhaustive, a site analysis should document the site in terms of the matters raised under the issues list in the table below.

ISSUE	POINTS TO CONSIDER
<p>In relation to the site:</p> <ul style="list-style-type: none"> ▪ Orientation, direction and angle of slope 	<p>How does the sun move across the site?</p> <p>How / where might buildings be sited to allow sunlight into living areas and private open spaces?</p> <p>Do neighbouring buildings overshadow the site?</p> <p>Does the site slope represent any design challenges? E.g. structurally and/or maintenance of views from adjoining buildings.</p> <p>At what points on the mountain will there be long range views to your building?</p>
<ul style="list-style-type: none"> ▪ Trees and other significant vegetation 	<p>Is the light on your site affected by any significant tree or topographical feature on you site or abutting sites?</p> <p>Are there any trees or other significant vegetation on site (including shrubs, grasses etc).</p> <p>Are there any opportunities to include these assets as features of the development?</p>
<ul style="list-style-type: none"> ▪ Buildings 	<p>Indicate existing buildings on your site.</p> <p>Are they worth retaining and incorporating in the development?</p>
<ul style="list-style-type: none"> ▪ Access points 	<p>Where is the potential access to your site?</p> <p>Where do neighbours access their site?</p> <p>What are the street and on-site parking conditions?</p> <p>Are there any skier or pedestrian ways that need to be taken into account?</p>
<ul style="list-style-type: none"> ▪ Drainage and services 	<p>Note the location of services, including street poles, pits, garbage storage sheds and landscaping.</p> <p>Are there any natural springs or watercourses on the site? Is there any opportunity to retain natural drainage within the site?</p>
<ul style="list-style-type: none"> ▪ Boundaries and easements 	<p>Where are the boundaries and easements?</p> <p>Will the development be contained within the lease boundaries with setbacks?</p>
<ul style="list-style-type: none"> ▪ Any other notable features or characteristics of the site 	



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ISSUE	POINTS TO CONSIDER
<p>In relation to the surrounding area:</p> <ul style="list-style-type: none"> The location and use of surrounding buildings 	<p>What height are the buildings?</p> <p>What implications are there for your development, for example in relation to limiting potential overlooking or overshadowing, protection of views or setbacks for landscaping?</p>
<ul style="list-style-type: none"> The difference in levels between the site and surrounding properties 	<p>Can you use the slope to provide aspect or views for your site, or to assist basement parking?</p> <p>Does the slope mean limiting the height of your development in order to be a 'good neighbour'?</p>
<ul style="list-style-type: none"> Balconies, decks and habitable room windows for nearby properties 	<p>Where are private areas, for example, habitable room windows and balconies/decks?</p> <p>What implication does their location have for your design?</p>
<ul style="list-style-type: none"> Solar access enjoyed by surrounding residents 	<p>How can your design respond to maintain solar access?</p>
<ul style="list-style-type: none"> Major and significant vegetation on surrounding properties 	<p>Are there any significant off site trees/vegetation that could be used to advantage in your design?</p>
<ul style="list-style-type: none"> The built form, scale and character of surrounding and nearby development 	<p>Is there any obvious character to the streetscape or village in terms of height, bulk, setback, building detailing or vegetation character that can help influence or guide your design response?</p>

Consultation

Collecting site information provides a good opportunity to contact site neighbours and gain appreciation of how they use sites and what matters they might like considered in the design process, for example, locating windows, maintaining a view or

screening open space. Making the effort to inform and involve neighbours of the proposal at the pre-planning stage may well assist the progress of an application.



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The design response

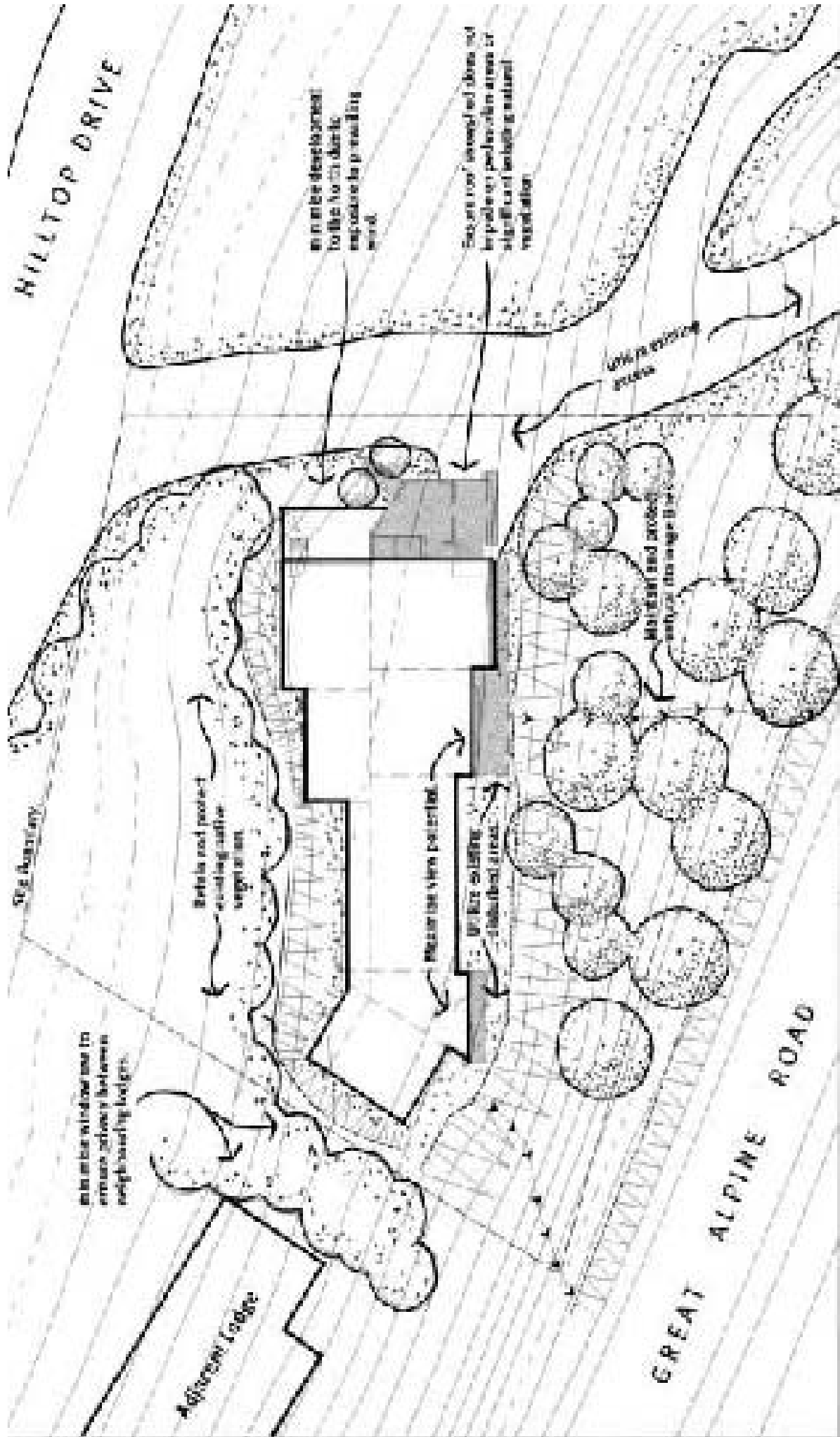
Use your site analysis as a prompt in developing the design for the site. The questions and answers raised in the site analysis will also provide a useful check at the end of the design process.

Your design response should explain how the development will relate to other dwellings on the site, and to the existing neighbourhood character.

Key steps in developing your design response

- Decide what features of the site you are able to take advantage of, which enhances your development.
- Discuss your proposed building envelope and its implications with the Alpine Planning Team before you start your detailed design.
- Develop the detailed plans, taking into account the implications from your site analysis.
- Test your design response against the site analysis. Have you adequately resolved the key issues? How?

Design Response diagram



Design response: Bill Lamb
 Alpine life north - victoria
 10/11/2003
 10/11/2003

- Maximum retention of existing natural vegetation.
- Utilize existing distributed areas.