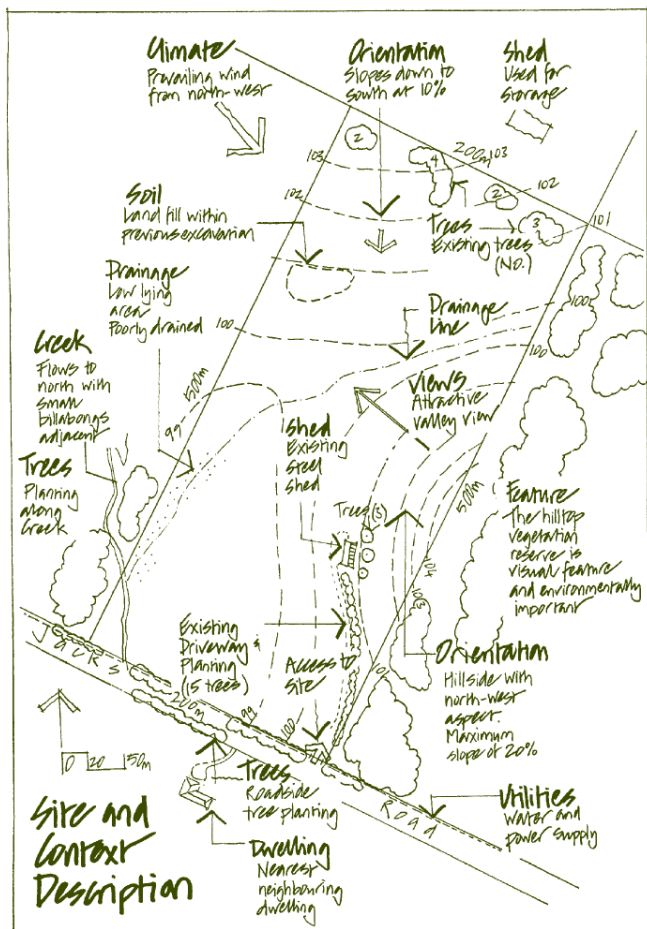


Site Description and Design Response



It is important that any proposal considers the opportunities and constraints of the land. To this end a site description and design response is useful in informing development decisions.

This may include the features of the site such as topography, waterway, soil type, neighbouring land use, access, availability of services including power, water, and sewer, and existing and proposed developments. The following are important considerations:



A site analysis showing existing development and infrastructure and site constraints (right).

- The location and type of surrounding land use i.e.; grazing, residential, vacant, horticulture, industry
- Site Plan showing shape, size, orientation and easements
- Topography including ; contours, site levels, landscape features
- Location of existing structures surrounding properties, including sheds, fences,
- Location of native vegetation and significant trees on these site
- Views to and from the site
- Street frontage features such as poles, street trees and kerb crossovers
- Road Access- nearest road, existing access