

## Preparing a site context report for Pre-lodgement Panel meetings

This fact sheet explains how to prepare a site context report which is required at your first Pre-lodgement Panel meeting (PLP#1).

It is produced by the Planning and Land Use Services (PLUS) Planning and Development section of the Attorney-General's Department (AGD), which offers a free pre-lodgement service.

### **What is a site context report?**

A site context report identifies everything that impacts a development site. This includes the physical form of the surrounding area as well as social, economic and environmental factors.

A site context report also identifies on-site and off-site constraints and opportunities. These can be used to influence the design of the proposed development.

### **Why undertake a site context report?**

Understanding the site and surrounding context – current and future – is an important first step in refining and shaping your proposed development.

A site context report provides the opportunity to identify upfront a site's planning and access constraints before significantly investing in a design response. A site context report should be used to guide the design response and in turn demonstrate how the design has responded to context.

A Context Analysis Statement – prepared by you – should explain how the design has responded to the context investigations. It will greatly assist the design and assessment processes and lead to significant improvement.

### **When is a site context report required?**

A site context report is required for the first Pre-lodgement Panel (PLP) meeting (PLP#1) for projects using the PLUS Planning and Development section pre-lodgement service.

The pre-lodgement service is available for projects:

- \$10 million or more in value in the City of Adelaide
- Developments that are 5 storeys or more in height in those parts of the Design Overlay in the following areas:
  - City of Burnside
  - City of Prospect
  - City of Unley

- City of West Torrens
  - City of Norwood Payneham and St Peters
  - City of Holdfast Bay.
- Developments that are \$3 million or more in value in those parts of the Design Overlay within the City of Port Adelaide Enfield.

Undertaking a site context report early helps the PLP fully appreciate your proposal's site context and provide high quality planning advice as your project evolves.

## What should a site context report include?

A site context report should include:

### Site level

- existing buildings on the site to be retained
- views to and from the site
- topography
- existing vegetation including regulated and/or significant trees
- solar orientation, wind conditions, climate considerations
- site boundaries and interfaces.

### Street level

- allotment width and street rhythm
- surrounding street layout
- street patterns, parking locations, parking design, building orientation
- building setbacks
- spaces between buildings
- street trees and public realm
- crossing points and pedestrian movement
- land uses, building types, height and massing, fenestration patterns
- transit routes, bus stops and bus shelters or furnishings
- traffic patterns, speeds, turning movements, signalization and other traffic controls
- prevalent pedestrian and bicycle use and movements
- noise sources, dust, odours
- distances to places of activity such as bus stops.

### Locality

- location of local and regional activity centres
- public transport networks
- public open space and recreation facilities
- existing built form including heights, scale, ratios, architectural styles
- lot sizes
- heritage buildings or areas
- significant vegetation
- existing services

- existing uses, particularly noise generators and/or land uses that impact on air quality
- existing sense of place and community.

A site context report should also include a brief overview of the social and political context of an area. The future context of a site should be contemplated in response to the zoning and policy framework. For example, identifying sites with significant redevelopment potential could help visualise how a street could look in the future. This may be particularly important in areas where significant change is envisaged by the zoning.

The compatibility of surrounding land uses should be considered upfront. For example, if there is a crash repairer near the site, the noise and air quality impacts will have to be factored into the design process. The height and setbacks of adjacent buildings are also important in affecting the flow of air and sunlight access.

## Further information

You can download a pre-lodgement pack from [plan.sa.gov.au/en/pre-lodgement](http://plan.sa.gov.au/en/pre-lodgement) or ask PLUS Planning and Development section to mail it to you.

To discuss your needs, contact our **Inner Metro Development Assessment Team** by calling 1800 752 664 or email [PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au)