

Pre-lodgement service



Preparing a site context report for Pre-lodgement Panel (PLP) meetings

Purpose

This fact sheet explains how to prepare a site context report which is required to be provided at the first Pre-lodgement Panel meeting (PLP#1) during the Pre-lodgement service process.

This fact sheet produced by the Investment Team of the Department of Planning, Transport and Infrastructure (DPTI), which offers a pre-lodgement service. The team can be contacted by emailing dpti.pdprelodgementenquiries@sa.gov.au or calling (08) 7109 7081.

What is a site context report?

A site context report identifies everything that has an impact on a development site area. This includes the physical form of the surrounding area and its social, economic and environmental factors.

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

Why undertake a site context report?

Understanding the site and surrounding context, both current and future, is an important first step in refining and shaping a proposed development.

A site context report provides the opportunity to identify a site's planning and access constraints upfront and before significant investment to a design response has been prepared. 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 the proponent, should explain how the design has responded to the context investigations and will greatly assist the design and assessment processes and lead to a significant improvement

When is a site context report required?

A site context report is required for the first Pre-lodgement Panel meeting (PLP#1) for projects utilising the DPTI pre-lodgement service.

The pre-lodgement service is available for projects:

- over \$10 million in value in the City of Adelaide
- over 4 storeys in height in designated Inner Metropolitan areas
- over \$3 million in value in the Port Adelaide Regional Centre Zone.

Undertaking a site context report early helps the Pre-lodgement Panel to fully appreciate a proposals site context and to therefore provide high quality planning advice as a 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



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- 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, sites with significant redevelopment potential in the locality could be identified to assist in visualising how a street could look into 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 repair near the site, the noise and air quality impacts will have to be factored in the design process. Also, the height and setbacks of adjacent buildings are important in affecting the flow of air and sunlight access.

For further information

You can download a pre-lodgement pack from www.dpti.sa.gov.au/planning/prelodgementservice or ask the Department to mail it to you. To discuss your needs, phone or email:

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