

Site Analysis

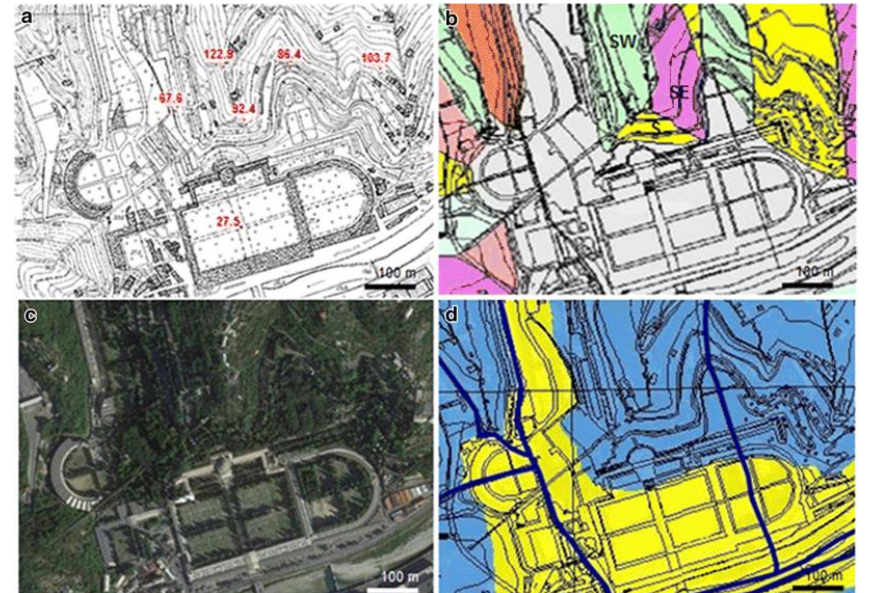
Dr. Shireen Al Qadi

Scales of Analysis

Comprehensive analysis is the launching pad for good urban design.

There are four scales of analysis:

- * **district** – the area within ~1000–2000 m of the site;
- * **neighbourhood** – the area within ~500–1000 m of the site;
- * **streetscape** – both sides of the street(s) abutting the site, for a distance of ~100 m in either direction;
- * **site** – the site and immediately neighbouring conditions.

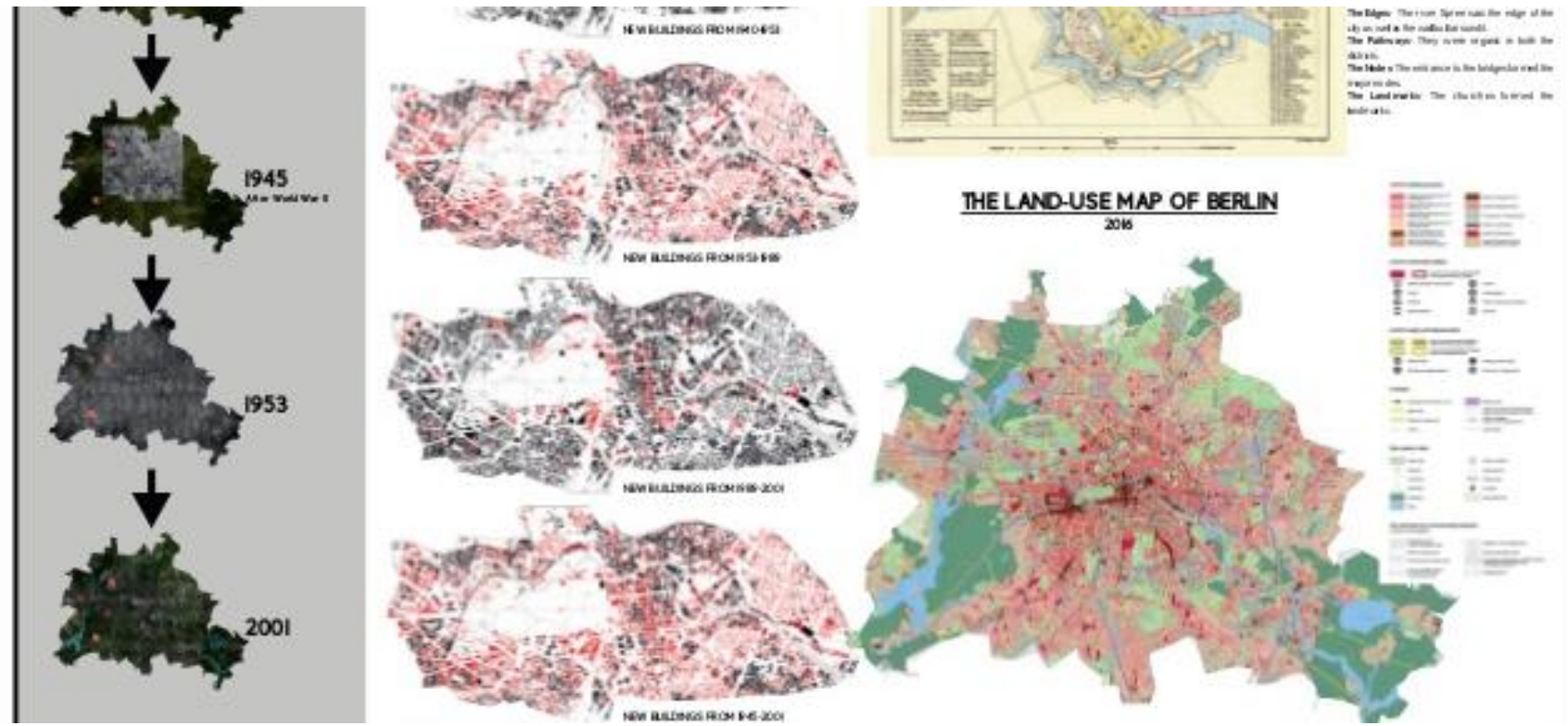


District Scale Analysis

District-scale analysis explores how the site relates to the broader *urban structure*. It encompasses the area within ~1000–2000 m of the site.

Analysis at the district scale should identify the relevance of major urban and natural features such as:

- * centres and employment areas;
- * railway lines and stations;
- * freeways and arterial roads;
- * major open spaces, water bodies and waterways.

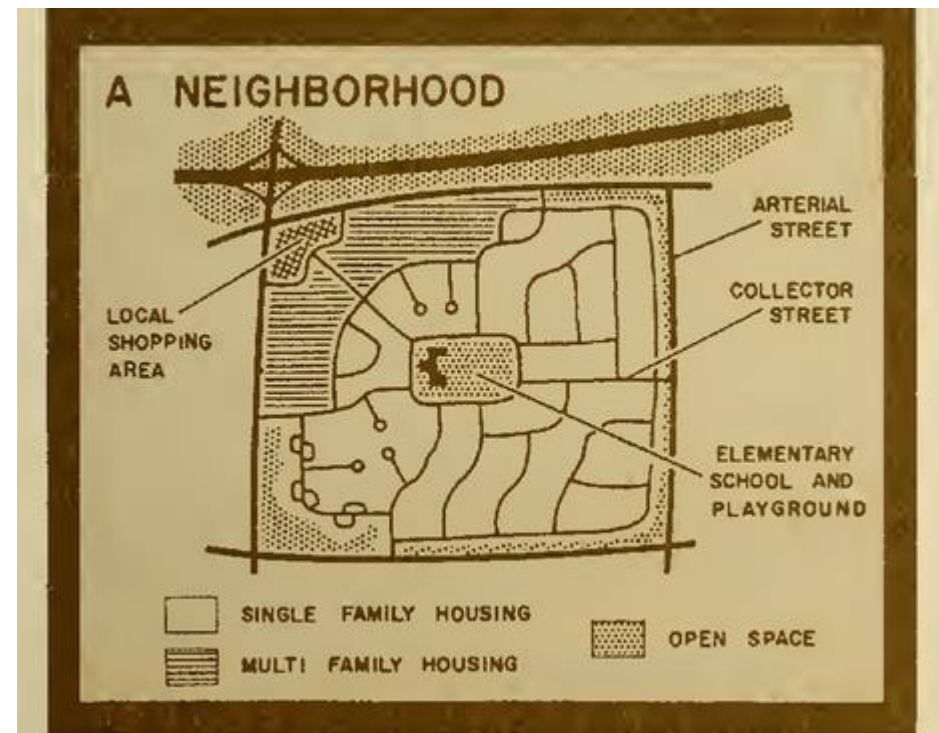


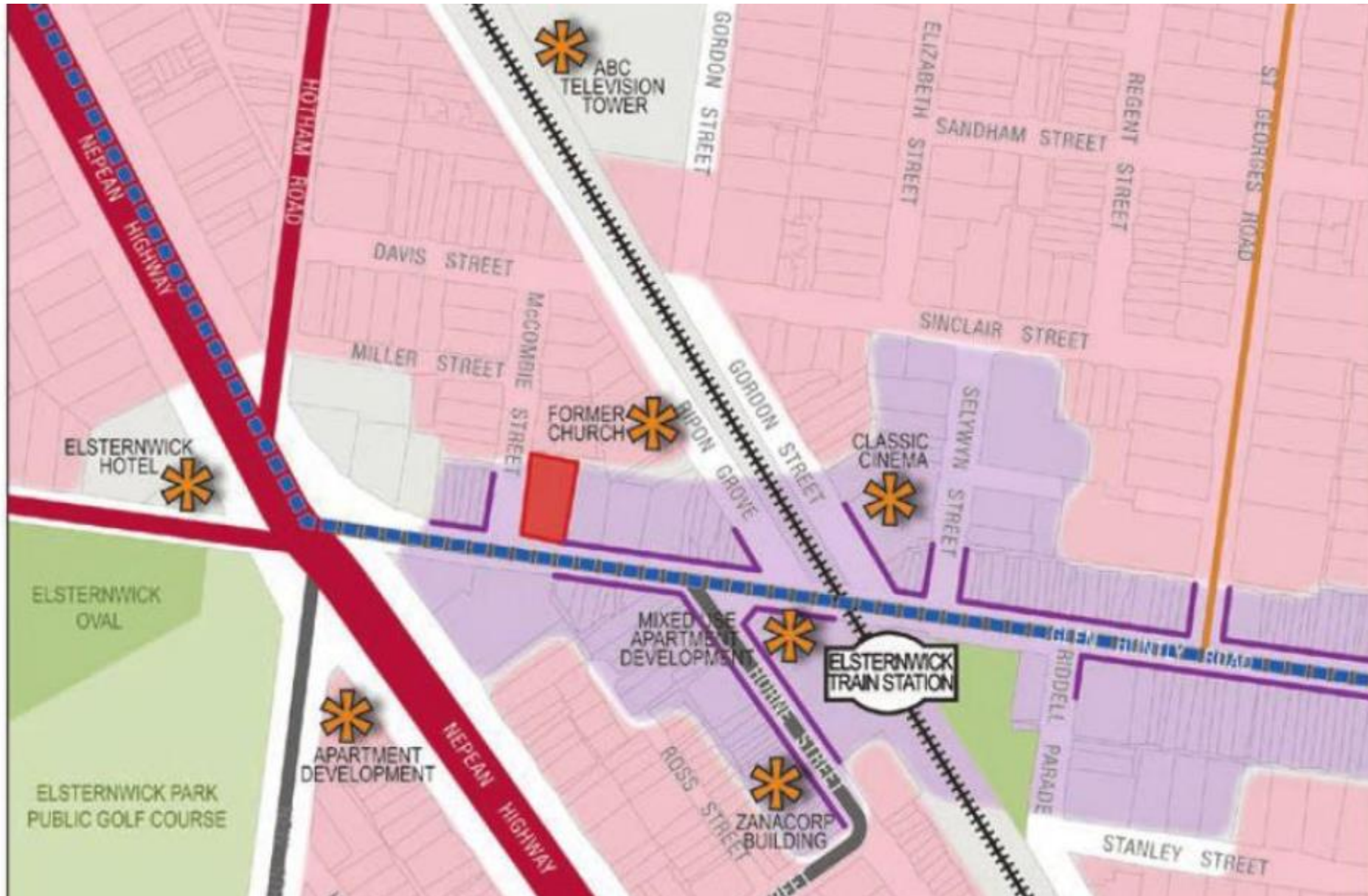
Neighborhood Analysis

- * **urban structure** – the key structuring elements of the surrounding urban area, including main roads and major intersections, railway lines and stations, significant open spaces, the broad pattern of land uses and building types, *landmark* features, major attractions such as key public facilities, key topographic features, water bodies and waterways;
- * **natural environment** – natural features near the site, including topographic features, significant publicly accessible views and vistas, parks and water bodies and waterways, and vegetation;
- * **access** – the surrounding movement network for all travel modes, including the street hierarchy, train stations, light rail and bus stops, pedestrian footpaths and crossings;
- * **subdivision pattern** – the configuration of lots near the site;

Neighborhood Analysis

- * **development potential** – the likelihood of redevelopment in the surrounding area (see section 4.3 *Development potential*);
- * **built form pattern** – the pattern of building types, including predominant front setbacks and heights.

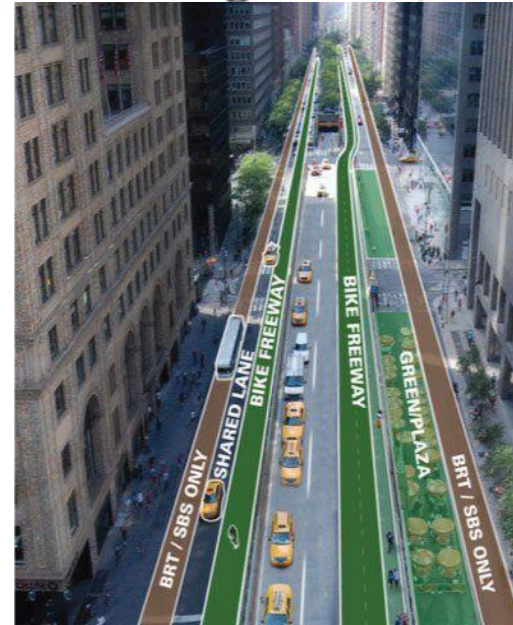




- SUBJECT SITE
- RAIL LINE
- ARTERIAL ROAD
- MAJOR ROAD
- COLLECTOR ROAD
- TRAM ROUTE
- ELSTERNWICK MAC - CORE BUSINESS AREA
- CONVENTIONAL RESIDENTIAL
- PUBLIC OPEN SPACE
- CONTINUOUS STREET WALL
- LOCAL LANDMARK BUILDINGS

Streetscape Analysis

- * **land use** (if there is any variation);
- * **built form** – building height, setbacks, width and separation (including approved but unbuilt developments);
- * **architectural character** – typical features of development in the street(s) abutting the site, such as roof types, window forms, materials and colours, and fences;
- * **heritage** – heritage fabric and historic activities;
- * **landscape character** – common vegetation features in the street(s) abutting the site, such as street trees, the extent and type of planting in front and rear gardens, and side setbacks.

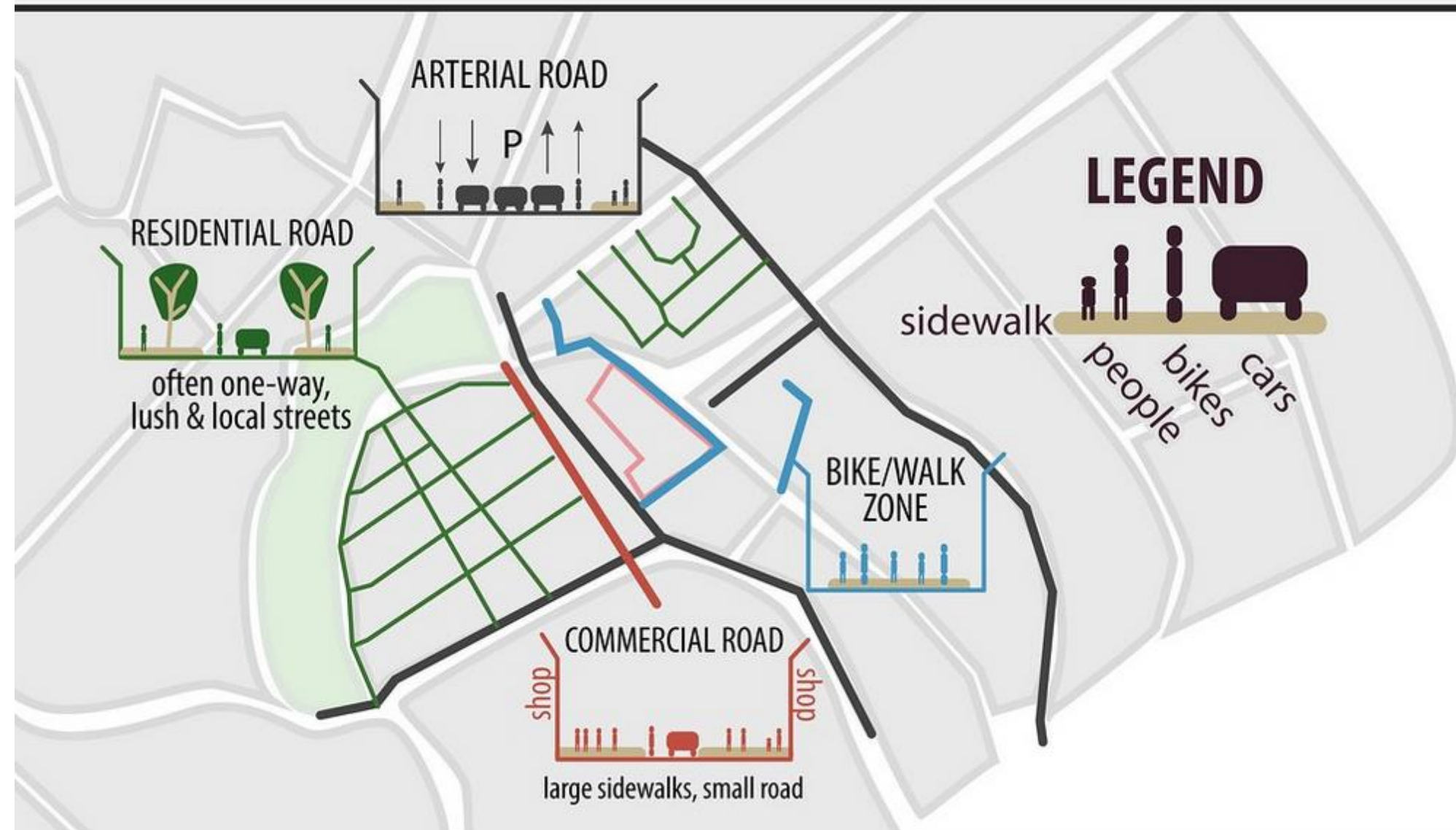




- SUBJECT SITE
- RAIL LINE
- LOW RISE MODERATE GRAIN RESIDENTIAL
- FINE GRAIN TRADITIONAL HIGH STREET (2-4 STOREYS)
- MEDIUM RISE RESIDENTIAL (UP TO 5 STOREYS)
- LARGER LOT COMMERCIAL
- PUBLIC OPEN SPACE
- APPROVED 10-STOREY APARTMENT TOWER

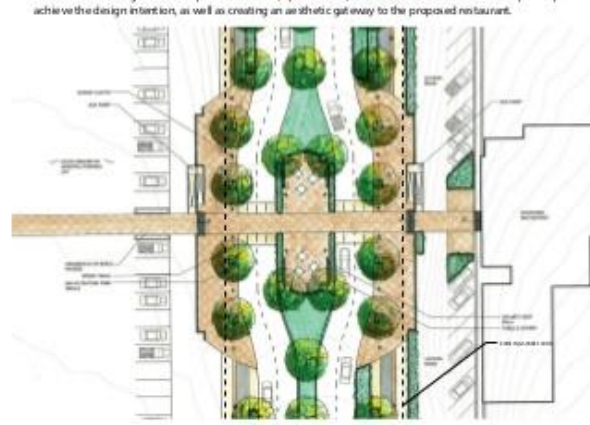
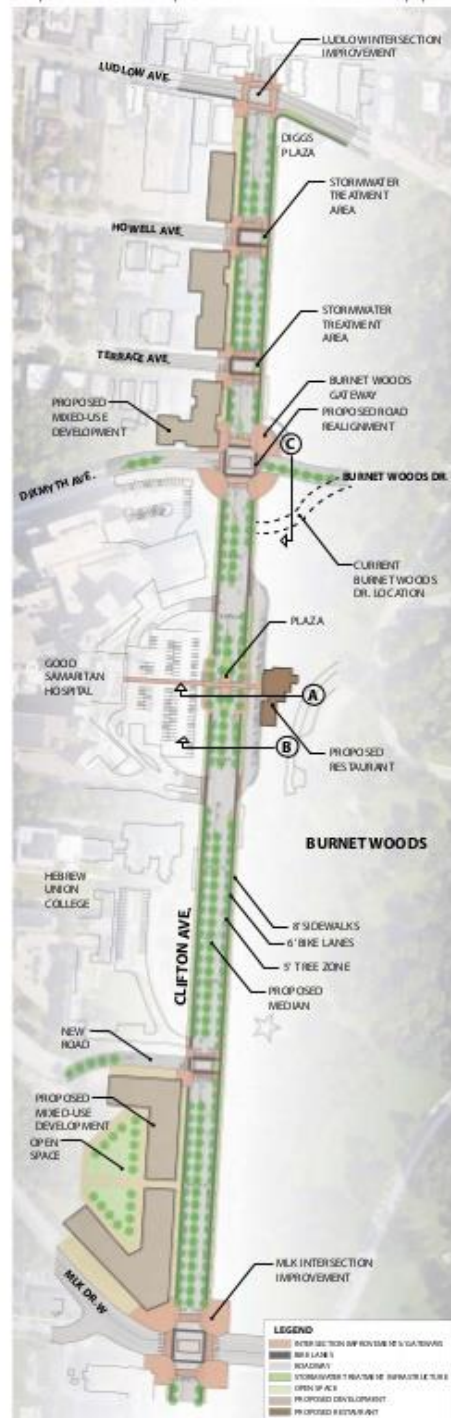


STREETSCAPES



LEGEND

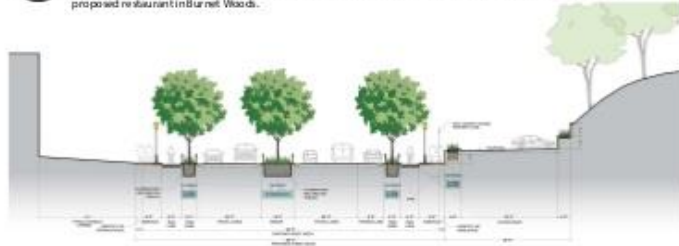




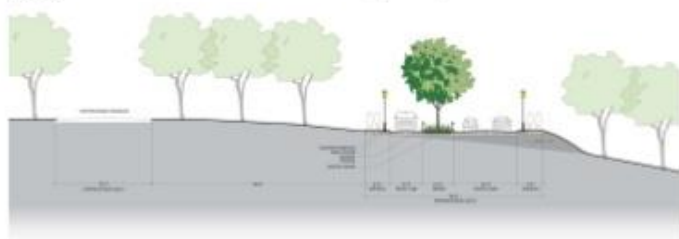
A PLAZA STREET SECTION
 Rendered street section of proposed Clifton Plaza



B ACCESS ROAD STREET SECTION
 Rendered street section of proposed access road - designed with diagonal off-street parking to accommodate proposed restaurant in Burnet Woods.



C DIXMYTH REALIGNMENT STREET SECTION
 Rendered street section of Burnet Woods Dr. - relocated to align with Dixmyth Ave.



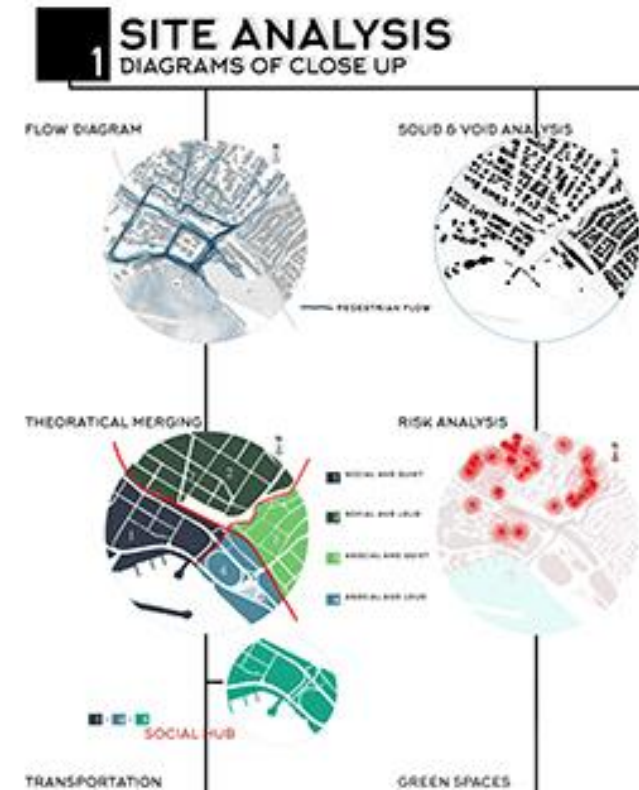


Site

- * the size and shape of the site;
- * solar orientation;
- * levels within and immediately adjoining the site;
- * views to and from the site;
- * existing structures and vegetation within the site;
- * historic use of the site;
- * existing vehicle access points;
- * overhead and underground services within and in front of the site;
- * existing boundary fences;

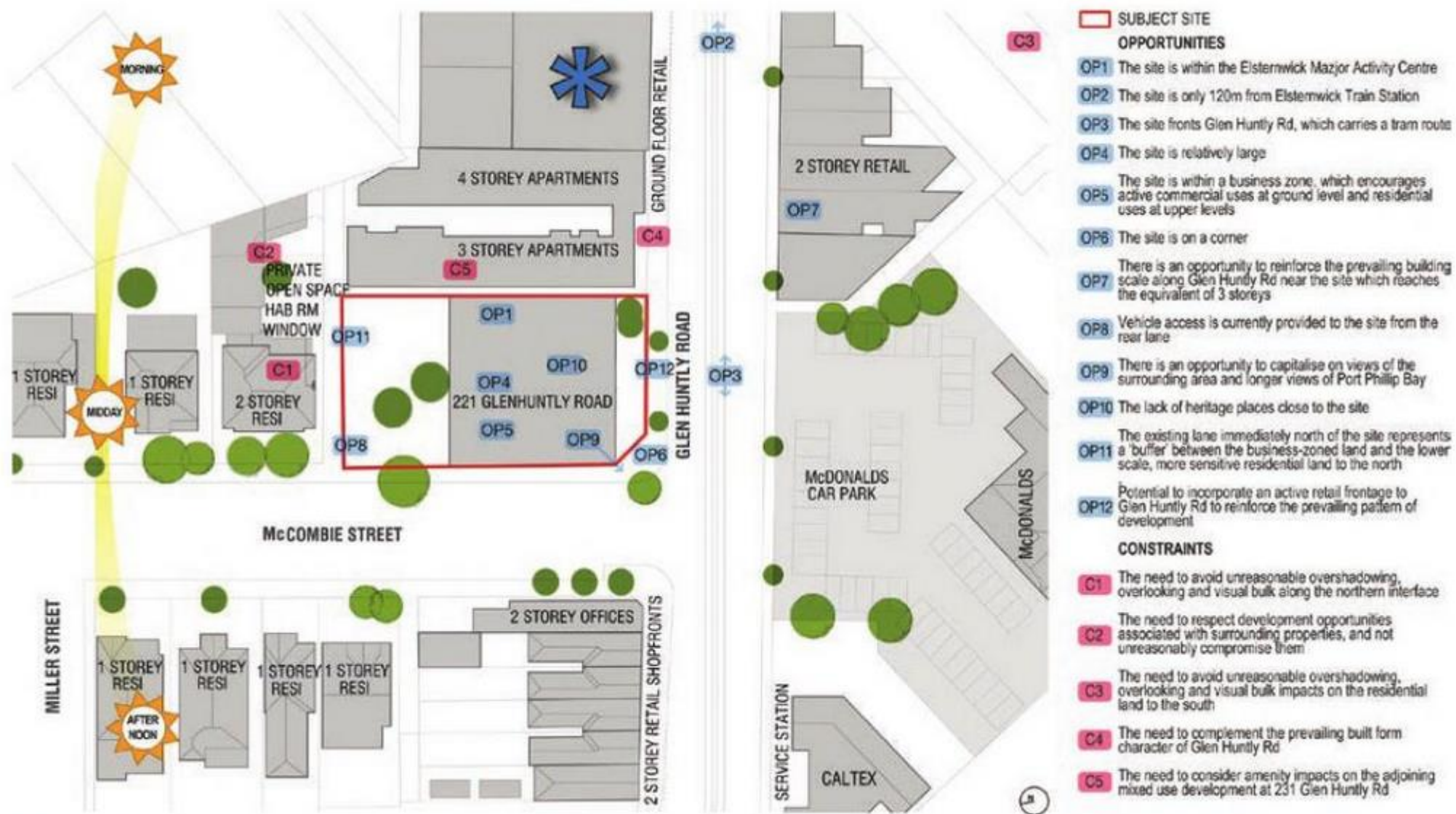
Site Analysis

- * trees close to the site within the street and neighbouring properties;
- * existing and approved neighbouring buildings' siting, height and use;
- * existing and approved neighbouring developments' windows and private open spaces;
- * existing level of shadowing of site and surrounding land;
- * drainage, services and carriageway easements.



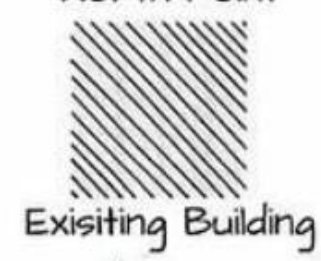
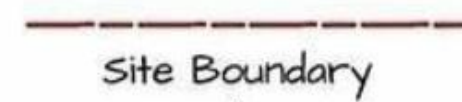
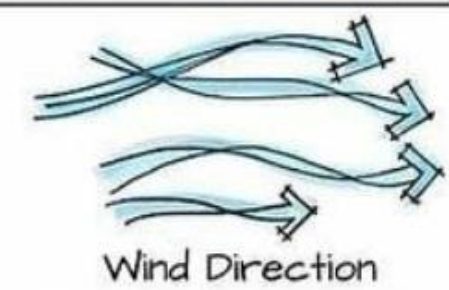
SKETCHES





Site analysis.

COMMON SITE
ANALYSIS SYMBOLS
IN ARCHITECTURE



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