

Appendix I: Streetscape Character Analysis Requirements

A Streetscape Character Analysis (SCA) must be submitted as part of any development application and pre-lodgement meeting for the following:

- new dwellings
- alterations to the front elevation and/or double storey additions to an existing dwelling
- attached dual occupancy
- detached dual occupancy

The Streetscape Character Analysis should comprise an analysis of both the existing streetscape and the future desirable streetscape. It should consider the overall neighbourhood character and the potential impact of your development.

The Streetscape Character Analysis is to include the subject property, as well as five (5) sites on either side of the proposed site on both sides of the street (22 sites in total) (Figure 1).

Where the site is a corner site, the Streetscape Character Analysis is to include the subject property, as well as three (3) sites on either side of the primary frontage of the subject property on both sides of the street, and five properties (on both sides of the street for the secondary frontage) (Figure 2).

Where this cannot be achieved due to the configuration of the corner, the Streetscape Character Analysis is to include the subject property and all dwellings (partially or wholly) within a radius of 75m (taken from the centre of the primary street frontage) (Figure 3).

The Streetscape Character Analysis should also include the following information:

- (a) **A street context plan** showing your site, neighbouring dwellings and the immediate street landscaping and development. This plan may be based on a composite aerial photo that has allotment boundaries, contours and other relevant information. This information is obtainable from Council for a fee.
- (b) **Relevant photos** with explanatory notes of the site as viewed from the street, its adjoining neighbours and the immediate streetscape.

Appendix I – Streetscape Character Analysis Requirements

- (c) **An analysis of the existing streetscape.** This should focus on both the positive and negative elements of the streetscape and locality. The key character elements that need to be analysed include the following:
- (i) Relationships between buildings and landscape in the immediate locality
 - (ii) The scale, height and built form character of buildings
 - (iii) Architectural character and dominant materials/finishes
 - (iv) The landscape character
 - (v) Character of spaces between buildings including vehicular and pedestrian entries
 - (vi) Typical roof scape and forms of roofs
 - (vii) Front setback treatment, fencing and front garden area characteristics
 - (viii) Architectural style and composition.
- (d) The Streetscape Character Analysis should be prepared with reference to the design requirements of Part CI – Low Density Housing, identifying how your proposed development responds to the objectives and controls.

NOTE: Where hatchet shaped allotments with an access handle fronting the street are within your streetscape these are not to be included as one of the five required sites.

- (e) In some streets, some design principles and standards may not be applicable. Every street in Kogarah City is different, however there are certain characteristics within the street that may make its character unique. In this regard, compliance with all the design principles and design standards may not be relevant, but the onus is on you, as the applicant, to justify how your proposed development “fits into” the streetscape.

Appendix I – Streetscape Character Analysis Requirements



Figure 1. Plan view of a streetscape analysis showing 5 sites on either side of the proposed site.

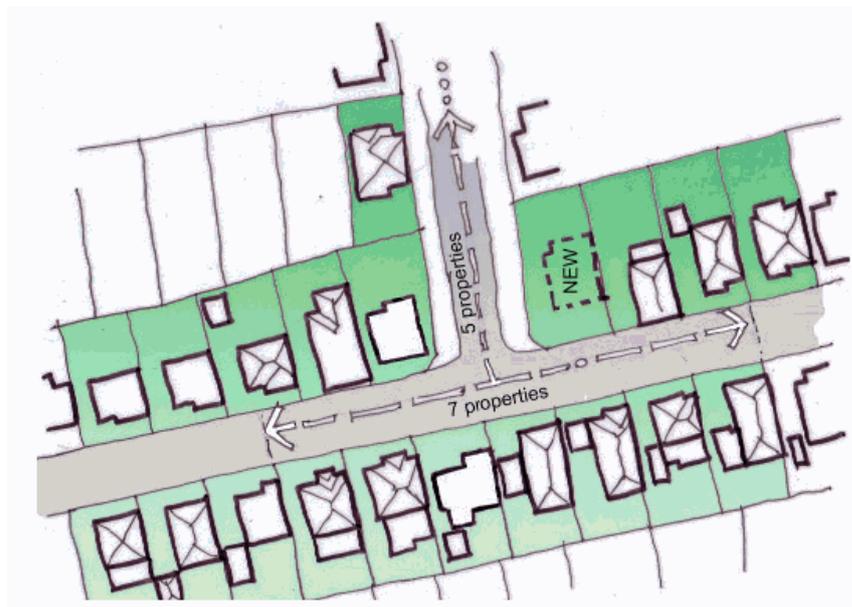


Figure 2. Corner site streetscape analysis

Appendix I – Streetscape Character Analysis Requirements

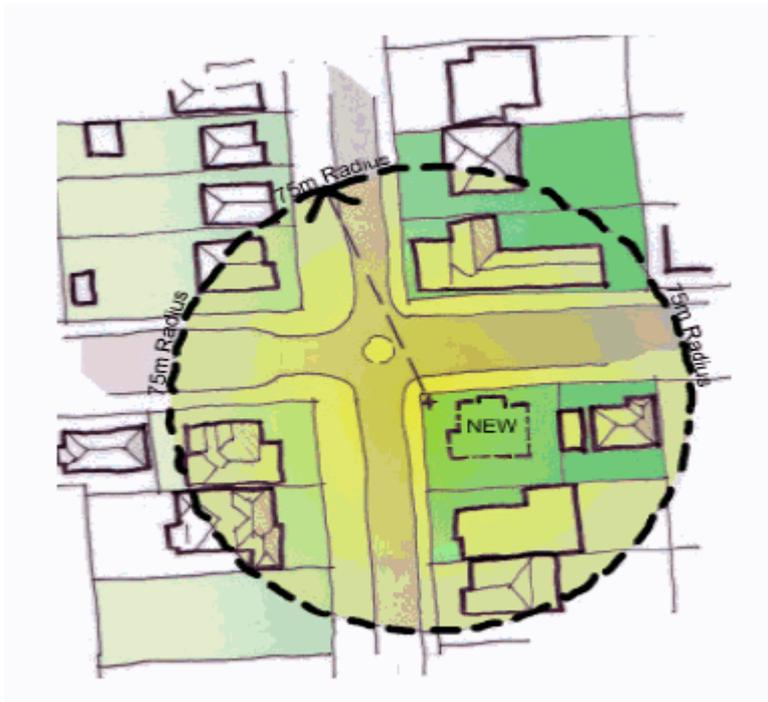


Figure 3. Streetscape character analysis within a 75m radius