



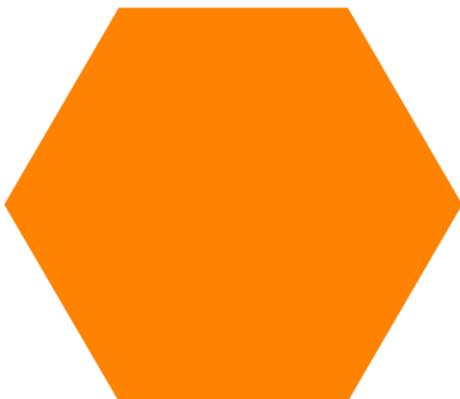
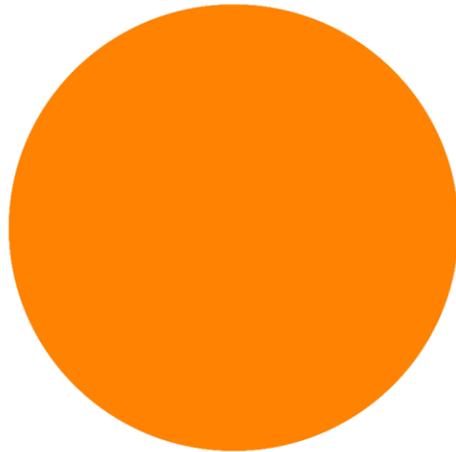
ACT
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**CITY
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Design Principle Assessment Criteria

How we Assess

19 July 2018



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How we assess development in the City Renewal Authority (CRA) Precinct

As a referral Authority the CRA is required to provide consent to the Environment, Planning and Sustainable Development Directorate (EPSDD) for all development that falls within the renewal precinct. For consistency, the review of development proposals within the CRA precinct is assessed under the following nine key Design Quality Principles;

- Principle 1: Context and Neighbourhood Character
- Principle 2: Built Form and Scale
- Principle 3: Density
- Principle 4: Sustainability
- Principle 5: Landscape
- Principle 6: Amenity
- Principle 7: Safety
- Principle 8: Housing Diversity and Social Interaction
- Principle 9: Aesthetics

Comments pertaining to the development are made under the nine key principles and are provided to the proponent to encourage high quality design outcomes.

Design Quality Principles

Design Quality Principles are best considered by design professionals for all development, by design review panels and approving authorities at the earliest phase of the development proposal.

Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Namely, the relationships and interactions of natural and built forms with consideration of the social, economic, health and environmental conditions they create.

Well-designed buildings respond to and enhance the qualities and identity of the area, including adjacent sites, streetscapes and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Principle 2: Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings, inclusive of considerations of building alignments, proportions, building type, articulation and the manipulation of building elements.

The built form defines the public domain, contributes to the character of streetscapes and parks including their views and vistas, and provides internal amenity and outlook.

Principle 3: Density

Good design achieves a high level of amenity for uses through density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, services, community facilities and the environment.

Principle 4: Sustainability

Good sustainable design combines positive environmental, social and economic outcomes. Good, sustainable design includes use of natural cross ventilation and passive solar design to reduce reliance on technology and lower operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation which contribute to the overall sustainability of a development.

Principle 5: Landscape

Good landscape design recognises that built and natural systems operate as an integrated system. Landscape design strongly influences the amenity and contextual fit of a development sited within the streetscape and surrounding neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro- climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment of long term management.

Principle 6: Amenity

Good design positively influences internal and external amenity for users, the public and neighbours. Achieving good amenity contributes to positive living environments and user well-being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

Principle 7: Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.

Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of dwelling sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed development responds to social context by providing facilities to suit the existing and future social and development mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst users.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well-designed development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.