# Design Principle Assessment Criteria

How we assess development applications

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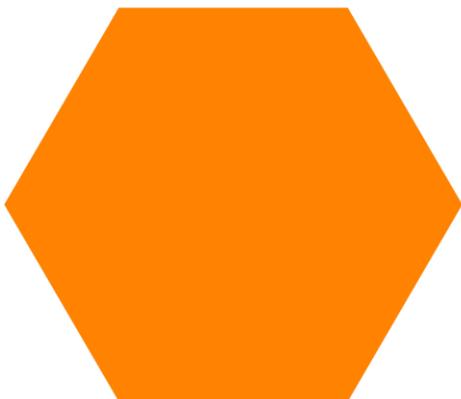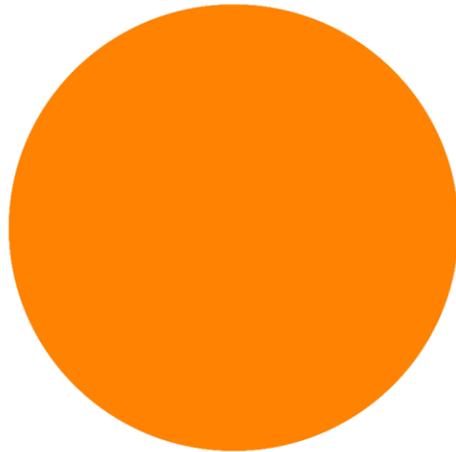
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How we assess development in the City Renewal Authority (CRA) Precinct

The City Renewal Authority encourages a vital city that is design-led and people focused. Social and environmental sustainability is promoted in all aspects of development.

As a referral authority, the City Renewal Authority provides consent to the Environment, Planning and Sustainable Development Directorate (EPSDD) for all development that falls within the City Renewal Precinct. In assessing these development applications, the City Renewal Authority focuses on excellence in design quality in order to create contemporary, vibrant spaces that generate creativity, innovation and a diversity of possibilities.

For consistency, the review of development proposals within the City Renewal Authority boundary 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 relating to any development applications are made under these nine key principles and are provided to the proponent to encourage high-quality design outcomes. Proponents are encouraged to develop a place proposition and place plan.

Design quality principles are best considered by land owners and their design professionals at the earliest phase of the development proposal. Contact the City Renewal Authority to discuss your application at any time.

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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.

Place planning is considered an appropriate form of demonstrating neighbourhood character and place intent. Proposals with clearly defined place propositions and place plans are required to be submitted in support of Principal 1.

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 residents 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 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.

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 that 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 and long-term management.

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Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident 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 housing responds to social context by providing housing and facilities to suit the existing and future social 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 among residents.

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 housing responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

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