

CRITERIA FOR DESIGN REVIEW

1 Strategic policy background

- Spatial planning policy
- Land use planning policy
- Urban design strategy or framework
- Master plan, development or design brief

2 Contextual analysis

- Design Statement
- Assessment of historical significance: site and environs
- Movement networks: pedestrian and vehicular
- Physical environment: gateways, landmarks, views and vistas

3 Urban Design

- Character
- Continuity and enclosure
- Quality of the public realm: includes community safety, pedestrian facilities
- Ease of movement
- Legibility
- Adaptability
- Diversity (Mixed Use)

4 Architecture

- Site-specific design – creative or innovative
- Scale and massing complement context
- Composition has distinctive 3-dimensional qualities
- Applies an appropriate system of proportioning
- Best materials for purpose
- Careful attention to constructional detailing
- Respect for the public realm
- Fulfils needs of users and occupiers
- Realises the potential of the site

5 Sustainability

- a) Location:
- Brownfield land (little or no impact on greenfield or undeveloped land)
 - Walking or cycling distance from established centres and social facilities
 - Near to public transportation routes

- b) Energy:
 - Renewable sources
 - Conservation of resources

- c) Materials:
 - Renewable or natural
 - Non-polluting
 - Low embodied energy

- d) Supply:
 - Local or recycled materials
 - Local manufacture
 - Local labour

- e) Services:
 - Sustainable drainage
 - Water collection on site

- f) Community:
 - Provides community needs
 - Incorporates social or recreational facilities
 - Offers learning or educational opportunities

- g) Natural Environment
 - Respects the natural environment
 - Maintains and enhances biodiversity

- h) Waste and recycling
 - Re-uses existing built fabric in situ whenever possible
 - Recycles existing materials not capable of re-use
 - Provides facilities for efficient re-cycling of waste

Procurement method

- a) Developer Partnering | Design and Build
- b) Most Economically Advantageous Tender | Price-based open tender
- c) Site-specific design | Standard building type from another site
- d) Architect-based design team | Contractor or developer-led