

Moreland Design Excellence Scorecard for Medium Density Developments

What is the scorecard?

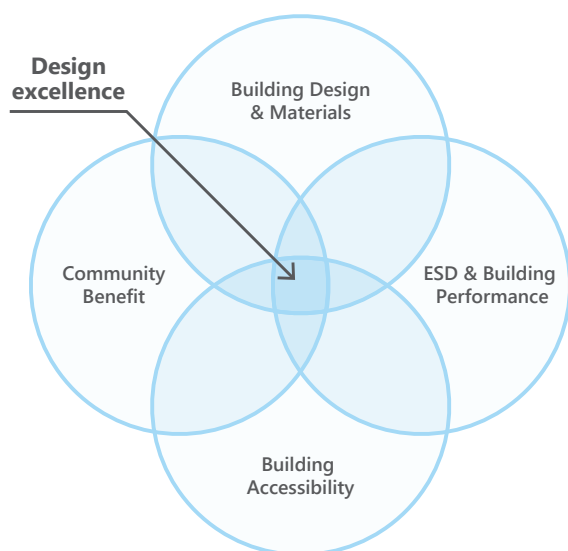
The Moreland Design Excellence Scorecard is a tool that establishes a benchmark and defines design excellence in the City of Moreland.

It seeks to improve the design quality and liveability of medium and high-density residential development above the requirements of the Moreland Planning Scheme.

This Scorecard applies to medium density (multi-unit/townhouse) developments.

Participants in the voluntary scorecard process are provided with a range of benefits from Council, in exchange for significantly improved development outcomes for the community.

The scorecard focuses on the enhancement of four key areas:



Each component of the Scorecard goes above minimum Planning Scheme expectations, but it is only where a proposal satisfies all four of these components that it is considered to achieve design excellence and is compliant with the requirements of the scorecard.

See the 'Design Excellence Scorecard- Guidelines for Applicants June 2022' for detailed information on the purpose of the Scorecard and its operation.

Why participate?

- Opportunity for additional pre-application meetings free of charge.
- The officer that you meet with at pre-application will manage the permit application.
- Support by senior officers and Planning Coordinators through the application process.
- Meet with Council officers post-decision to facilitate endorsement of plans and reports.
- Receive a Scorecard logo that can be used as part of development marketing and promotional material.

How to qualify

- Arrange a pre-application meeting. This will increase the likelihood of qualifying for the Scorecard and save time during the application process.
- Ensure your application meets the objectives of the Moreland Planning Scheme and has in-principal support by Council officers.
- Undertake pre-lodgement consultation with surrounding properties and key stakeholders (refer to the 'Guidelines for Applicants' for details on how to do this).
- Submit a completed Scorecard (see reverse) along with all supporting documentation and a written declaration that pre-lodgement consultation has been completed.
- The Design Excellence Scorecard must be met (with any conditions agreed to in writing) prior to Council's public notice of the application.

What remains the same?

Scorecard applications are still subject to a standard permit application process, including public notice.

Public consultation meetings, which Councillors may attend, remain part of the process, and will occur as part of all Scorecard applications that have five or more objections. If a Scorecard application exceeds height guidance or has objections from 10 or more different properties, an application may proceed to a Planning and Related Matters meeting, unless the application is for less than 4 dwellings. Applications are subject to third party appeal rights and decisions may be reviewed at VCAT.

Moreland Language Link

廣東話	9280 1910	عربي	9280 1913	हिंदी	9280 1918
Italiano	9280 1911	Türkçe	9280 1914	普通话	9280 0750
Ελληνικά	9280 1912	Tiếng Việt	9280 1915	ਪੰਜਾਬੀ	9280 0751

All other languages
9280 1919



Moreland Design Excellence Scorecard for Medium Density Developments

Building Design and Materials

Development must respond to its context and demonstrate high quality design, including form, articulation, and materiality.

Development must incorporate public-private interfaces which positively respond to the immediate context in a sensitive, attractive and engaging manner.

This must be demonstrated through a detailed materials schedule and appropriately scaled elevations of all public-private interfaces.

Commitment that the original architect or building designer will be retained from the planning permit process through to project completion.

ESD and Building Performance

The development must achieve a BESS score of 65%
(any innovation points must be approved by Council).

BESS score =

The development must include all of the following:

Provide solar PV across the development that is an average of:

- 3kW for each one or two bedroom dwelling;
- An additional 1kW per additional bedroom.

Gas-free dwellings.

7.5 star NatHERS average.

Each dwelling to be designed to be Electric Vehicle (EV) ready by:

- Including infrastructure and cabling to each garage that can support level 2 (mode 3) 32Amp EV car charging;
- Including a load management system to ensure EV charging occurs outside of peak electricity demand hours.

Building Accessibility

70% of dwellings (rounded to the nearest whole dwelling)
to meet the following 'silver level' livable housing design
guidelines, demonstrated on the plans:

% of compliant dwellings

Access to the dwelling

A continuous accessible path of travel from the street to the dwelling entrance.

A continuous accessible path of travel from car parking areas to the main entrance or another dwelling entry.

The path of travel must be minimum 1000mm wide and at a maximum gradient of 1:14 and with a crossfall no greater than 1:40.

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Building Accessibility (continued)

Entrance

At least one level (step free) entrance into the dwelling that provides:

- Direct access from the accessible path of travel described above.
- A level landing area of 1200mm x 1200mm, exclusive of the swing of the door.
- A minimum doorway width of 850mm.
- The height difference between abutting surfaces must be no greater than 5mm.

Corridors & Doorways

The width of internal corridors must be a minimum of 1000mm.

The width of doorways must be a minimum width of 850mm.

Bathroom, Toilet and Shower

A toilet on ground floor that provides:

- A clear width of 900mm and a space of 1200mm (length) forward of the pan (exclusive of the swing of the door) if toilet is located in a separate room.
- Reinforced walls to allow for future installation of grab rails.

Access to a shower on the ground floor that provides:

- A step free shower area of at least 900mm x 900mm in width and length.
- A clear space in front of the shower that is 1200mm x 1200mm in width and length.
- Reinforced walls to allow for future installation of grab rails.
- A notation on plans that the bathroom & toilet walls will be reinforced in accordance with the measures outlined in the Silver Standard of the Livable Housing Design Guidelines.

Note: If the toilet and shower area are located in the same room the above dimensions and features should be maintained for both the shower and the toilet.

For unit developments of five or more dwellings, at least one dwelling for every five dwellings must have a room on the ground floor that could be used as a bedroom that:

- Is at least 10m² clearancve exclusive of wardrobes; skirtings and wall lining;
- Provides for a minimum path of travel of at least 1000mm on at least one side of the bed.

Community Benefit

Provide on-site tree planting beyond the requirements of the Residential Zone Schedule and a net increase of at least one additional street tree within the road reserve within the vicinity of the site, where possible.

AND / OR

Contribution of 0.1% of the sale price of each dwelling to Homes for Homes, or other equivalent not-for-profit company that funds affordable housing projects.