

Design Excellence Scorecard – Compliant Developments:

MPS/2017/1021/B – 119A-121 Lygon Street, BRUNSWICK EAST VIC 3057



This application sought an amendment to an existing planning permit for a six-storey apartment building on Lygon Street, containing 43 dwellings.

Outcomes achieved through the Scorecard, included:

- A condition requiring retention of the architect;
- Inclusion of a social tenancy that reinvests a minimum of 50% of annual profits towards achieving an identified social purpose or a not for profit organisation for a period of not less than 5 years;
- NatHERS average to 7.5 stars (exceeding the 6.5 star NatHERS rating required for a standard development); and
- 10 kilowatts solar PV.

This was the first development approved under the Scorecard and is currently under construction. It is subject to Council's proactive planning enforcement program.

Community Consultation

Council's failure to determine the amendment resulted in an appeal to VCAT. Four objectors became parties to the appeal by lodging statements of grounds. Compliance with the Scorecard was negotiated as part of a VCAT Compulsory Conference, with all objectors consenting to this outcome.

MPS/2018/856 – 10 Ballarat Street, Brunswick



This application sought to develop land adjacent to the Upfield Railway Corridor for an apartment building.

Outcomes achieved through the Scorecard, included:

- Substantially improved pedestrian environment, through:
 - A widened footpath along the entirety of the Ballarat Street frontage and six new street trees; and
 - A public pedestrian link through the south-west corner of the site to the Upfield Shared Path. Ballarat Street is currently a dead end street – so this provided a really valuable new connection;
 - A setback for the full length of the Upfield shared path – giving space to the shared path at this pinch point.
- Excellent ESD outcomes, including:
 - Gas free dwellings;
 - A carbon neutral embedded electricity network;
 - 50kw of solar; and
 - A 74% BESS score (exceeding the 50% normally required to meet the Planning Scheme and the 70% required by the Scorecard).
- High quality materials and retention of the architect through the life of the project;
- 71% of dwellings achieving ‘silver level’ access requirements (exceeding the 50% Clause 58 accessibility requirement under the Planning Scheme).

Community Consultation

Four objections were received, and each objector was contacted via phone or email to discuss their concerns.



This application sought the development of the land for an eight-storey building containing a commercial tenancy and 16 apartments.

Outcomes achieved through the Scorecard, included:

- 100% affordable housing, managed through a housing co-operative for a period of not less than 5 years;
- 100% of dwellings compliant with the Clause 58 accessibility standard (exceeding the 50% requirement under the Planning Scheme);
- Excellent ESD outcomes, including:
 - Gas free dwellings
 - 7.5 star average NatHERS rating (exceeding the 6.5 star NatHERS rating required for a standard development); and
 - 9kw of solar.
- High quality materials and retention of the architect through the life of the project.

Community Consultation

One objection to the application was received.

MPS/2020/555 – 215-219 Albion Street, Brunswick



This application sought the development of an eight-storey building (plus roof deck) containing two floors of commercial and 99 apartments.

Outcomes achieved through the Scorecard, included:

- High quality design with good articulation and sophisticated material palette;
- Excellent ESD features, including:
 - BESS Score of 70% (exceeding 50% required for a standard development);
 - Gas-free building; and
 - 7.5 star NatHERS average (exceeding the 6.5 star NatHERS rating required for a standard development);
- 83% of dwellings meeting Clause 58 accessibility (exceeding the 50% requirement under the Planning Scheme);
- Community benefit, achieved through a combination of:
 - Locking in a discounted sale price for the existing commitment to 20% affordable housing;
 - A new pedestrian link between Ilhan Lane and the Upfield Bike Path); and
 - A more generous interface to the Upfield Bike Path than is required under the Planning Scheme (2.2m in lieu of 1m).

Community Consultation

Twenty objections received. A Planning Information and Discussion meeting was held, in addition to a number of meetings with individual objectors to discuss their concerns.

Objectors appealed Council's decision at VCAT. The applicant subsequently applied to the Minister for approval under the Development Facilitation Program, who determined to issue a planning permit following consideration of the matter by a Standing Advisory Committee.

MPS/2018/949 - 29 White Street & 40 Linda Street Coburg



This application sought the development of two parcels of land for five double storey dwellings.

The outcomes that were achieved through the Scorecard process included:

- Contribution of 0.1% of the sale price of the dwellings to 'Homes for Homes', a not for profit organisation that raises money for affordable housing;
- The planting of additional trees, both on the site and additional street tree in the vicinity of the site;
- 2kw of solar per dwelling; all gas-free and provided with Electric Vehicle charging in garages;
- Four of the five dwellings designed to meet 'silver level' accessibility standards;
- The quality of the materials is 'locked in' through the permit and the designer will be required to provide oversight through the life of the project.

Community Consultation

The application attracted 39 objections. Council officers facilitated two Planning Information and Discussion meetings, a third meeting with key residents and visited the backyard of one of the affected neighbours. While some changes were made to the proposal to address objector concerns, the primary concerns of objectors were unable to be readily addressed. Despite this, the proposal achieved a high level of compliance with Clause 55 and other relevant policy, and the Scorecard process achieved a number of additional benefits that went beyond what the planning Scheme would have asked for. Objectors exercised their right to appeal to VCAT and the review is pending a decision.

MPS/2018/729 – 11A Breese Street, Brunswick



This application sought the development of the land for a five-storey building containing twelve apartments.

The outcomes that were achieved through the Scorecard process included:

- 75% of dwellings achieving 'gold level' access requirements and Clause 58 accessibility standard (exceeding the 50% requirement under the Planning Scheme);
- 7.5 star average NatHERS rating (exceeding the 6.5 star NatHERS rating required for a standard development);
- Gas-free dwellings;
- Public realm works including upgraded pram crossings, seven street trees and a Water Sensitive Urban Design kerb outstand.

The public realm works were deemed to meet the 'Community Benefit' component in this instance when regard was had to the scale of the development (only twelve dwellings).

Community Consultation

Fifteen objections were received. A Planning Information and Discussion Meeting was held, which was attended by two objectors.

MPS/2020/270: 2-10 O'Connor Street, BRUNSWICK EAST VIC 3057



This application sought the development of land for a four storey building containing 29 dwellings.

The outcomes that were achieved through the Scorecard process included:

- 7.6 star NatHERS rating (exceeding the 6.5 star NatHERS rating required for a standard development);
- 22 dwellings meeting accessibility requirements (8 more than what is required under the Planning Scheme);
- Six new street trees in cut-outs extending from the sites frontage to the west.
- New nature strip with saturation zone installed to the street. Total of seven trees in the nature strip (increase of two).
- Two new bicycle hoops fronting the site.
- New street seat adjacent to the Lygon Street intersection. New grating and Water Sensitive Urban Design measures to the cut-outs at the Lygon Street intersection.

Community Consultation

Twenty objections were received to the application. A Planning Information and Discussion meeting was held, where the applicant agreed to supplying a Green Travel Plan in response to concerns about carparking.

Objectors appealed Council's decision at VCAT and ultimately consented to the application at a Compulsory Conference where the applicant added more car parking and deleted one dwelling.