

Moreland Design Excellence Scorecard for High 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 high density (apartment) 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, November 2019' 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.
- Guaranteed decision by Council officers, not at a Council meeting, resulting in a potential time saving of 4 to 6 weeks.
- 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. 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



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Building Design and Materials

Development must demonstrate excellence in architectural design including contextual response, 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

BESS score =

The development must achieve a BESS score of 70% (any innovation points must be approved by Council officers)

A rooftop with a mix of communal open space, landscaping and solar PV. Alternatively, a rooftop with maximised solar PV may be provided.

Gas-free dwellings (some gas fittings may be justified for non-residential uses).

7.5 star NatHERS average.

Building Accessibility

% of compliant dwellings

The applicant must demonstrate that 75% of apartments (rounded to the nearest whole dwelling) meet the accessibility requirements of Standard B41 from Clause 55.07-7 or D17 from Clause 58.05-1 of the Moreland Planning Scheme.

Community Benefit

The applicant must provide one of the following, which should be secured through a Section 173 Agreement or other appropriate provision:

An affordable housing contribution equivalent to at least 3% of the dwelling yield (rounded to the nearest whole dwelling) offered at a 75% discount from market value; or

Significant upgrade of existing community infrastructure or the delivery of new community infrastructure; or

A substantially improved public pedestrian environment, delivered by the permit holder at their cost.

The scope of works must be commensurate with the scale of the development and may include a combination of the following:

- *Facilities (such as seating, drinking stations) for public use;*
- *Widened public footpaths;*
- *A landscaped park or plaza;*
- *Publicly accessible pedestrian links that enhance connectivity;*
- *Pedestrian crossings;*
- *Water Sensitive Urban Design public realm treatments.*
- *Substantially improved pedestrian environment through delivery of communal facilities, widened public footpaths, a landscaped park or plaza and pedestrian links that enhance connectivity and are open to the sky.*

Another significant community benefit not listed, to the satisfaction of Council officers.