

ATTACHMENT

MADC Checklist

Purpose of Checklist

Council adopted the Moreland Apartment Design Code (MADC) on 12 August 2015. It is now Council policy to require all applications for residential and mixed use development of five or more storeys to comply with the Code. The Code is a performance based planning policy that contains discretionary standards and mandatory objectives. The purpose of this checklist is to provide applicants with a tool to check whether they comply with the Code's standards and to provide an explanation where there is non-compliance with the Code's standards. The completion of the checklist will assist Council's urban planners to more expeditiously assess applications made under the Code.

It should be noted that some of the checklist requirements include some provisions from the Activity Centre Zone Schedule 1 applying in the Coburg Activity Centre and Design and Development Overlays Schedules 18, 19 and 20 applying to the Brunswick Activity Centre. These have been included in the checklist to enable a brief assessment of the proposal against key criteria relation to building height, street wall heights, upper level setbacks and interface to residential areas.

Application Details

Property address	127 to 151 Nicholson Street Brunswick East EBV Lot 4
Applicant name	East Brunswick Village Pty Ltd
Lodgement date	July 2020
Application No. (office use only)	
Number of dwellings	Lot 4 - 149
Site area	
Density (number of dwelling/site area in hectare)	Not relevant

Activity Centre Zone/Design and Development Overlay Requirements

	Metres	Storeys	Applicant Comments	Officer Comments
Building height				
Planning scheme height (discretionary)	20 metres	6	Lot 4 complies with the height overall.	
Proposed height	22.2 metres	6	<p>A portion of the 6th level, rooftop recreation areas and the lift core are above the discretionary height.</p> <p>This building has an overall height of 22.2 metres / 6 storeys to the roof with a maximum height of 26.2 metres at the lift core.</p> <p>Council has approved 6th level rooftops at Lot 1 and 2 as part of Stage 1 with similar heights.</p> <p>Note: Council is committed to align the map forming part of DDO20 with the approved Development Plan for EBV.</p> <p>Refer to approved Development Plan</p>	
Street wall				
Planning scheme wall height	N/A	N/A	<p>Street wall heights were not prescribed as part of the Development Plan for the Lot 4 building.</p> <p>The overall heights are in accordance with the Development Plan and current endorsed plans for Stage 3.</p>	
Proposed street wall height	N/A	N/A		
Upper level setbacks				
Planning scheme upper level setbacks	N/A	N /A	<p>The Development Plan does not require upper level setbacks for the Lot 4 building.</p>	
Proposed upper level setbacks	N/A	N/A		

Residential interface				
Planning scheme requirement	N/A	N/A	Lot 4 has no immediate residential zone interface.	
Proposed interface	N/A	N/A		

Note: Please refer to the relevant section of the ACZ schedule and DDO to ascertain requirements

D.1.1 Building Orientation

	Yes/No	Applicant Comments	Officer Comments
Site layout should optimise solar access to living areas and open space areas	Yes	The greater majority of balcony areas are oriented to have a north aspect with a comparatively minor number of exceptions.	
Buildings should create an identifiable street address and/or to the public realm	Yes	Lot 4 enjoys an address to Village Way to its south and west, Bluestone Way to its east and the Fasteners Way pedestrian link to its north with activation to all frontages.	
Building should provide opportunities for passive surveillance to public realm	Yes	Lot 4 has passive surveillance to all four of its public realm interfaces through ground level retail frontages and upper level glazing and balconies.	
Buildings adjoining a public park or reserve should: <ul style="list-style-type: none"> • Be substantially fronted by dwellings or open space • Clearly delineate private and public land to maximise outlook whilst avoiding a sense of privatisation 	N/A	NA	

D.1.2 Building Separation

A. To Adjacent Properties					
	Living/main balcony outlook to boundary	Bedroom outlook to boundary	Yes/No	Applicant Comments	Officer Comments
Up to 4 storeys/12 metres	6 m	3 m	Yes	Living room to living room distances between Lot 3 and Lot 4 are generally in excess of 10 metres. Bedroom to bedroom outlook exceeds 9 metres.	
1 st side boundary					
2 nd side boundary					
Rear boundary*					
5-8 storeys/up to 25 metres	9 m	4.5 m	Yes	Living room to living room distances between Lot 3 and Lot 4 are generally in excess of 13 metres. Bedroom to bedroom outlook exceeds 9 metres. There are no side or rear boundaries. The setbacks far exceed the requirements.	
1 st side boundary					
2 nd side boundary					
Rear boundary*					
9+ storeys	12 m	6 m		N/A	
1 st side boundary					
2 nd side boundary					
Rear boundary*					

Note: Where ACZ and DDO do not apply

B. To Laneways					
	Living/main balcony outlook	Bedroom outlook	Yes/No	Applicant Comments	Officer Comments
2 storeys (9 m high)	0 m (from boundary)	0 m (from boundary)	-	N/A	
3-8 storeys (up to 25 m)	6 m (from lane centre)	3 m (from lane centre)	-	N/A	
9+ storeys (over 25 m)	9 m (from lane centre)	6 m (from lane centre)	-	N/A	

C. Within Sites								
	Living/main balcony outlook to living/main balcony outlook	Bedroom outlook to bedroom outlook	Living/main outlook to bedroom outlook	Living/main balcony outlook to no outlook	Bedroom outlook to no outlook	Yes/No	Applicant Comments	Officer Comments
2 storeys (9 m high)	12 m	6 m	9 m	6 m	3 m	Yes	Complies with an in most instances exceeds the specified setbacks.	
3-8 storeys (up to 25 m)	18 m	9 m	13.5 m	9 m	4.5 m	Yes	Complies with specified setbacks.	
9+ storeys (over 25 m)	24 m	12 m	18 m	12 m	6 m		N/A	

D. Light well Requirements			
	Yes/No	Applicant Comments	Officer Comments
Use of light wells should be minimised	Yes	Lot 4 building has no light wells. All habitable room windows are to the outer wall of the building.	
Where light wells are provided, they should: <ul style="list-style-type: none"> Provide daylight access to bedrooms only Be painted in a light reflective colour Provide an opportunity for useable space at ground level Bedroom windows in separate dwellings that face light wells should be staggered to avoid direct overlooking 	N/A		
	Number		
<i>No. of bedrooms relying on light wells</i>	N/A		

E. Light well Dimensions				
	Minimum area and dimension	Yes/No	Applicant Comments	Officer Comments
Up to 4 storeys/12 metres	9m ² (min. width 3 m)	N/A		

	3.1m x 4m & 3.1 x 2.4	N/A		
5-8 storeys/up to 25 metres	29m ² (min. width 4.5 m) Minimum width of 3.1m & 2.4m	N/A		
9+ storeys	51m ² (min. width 6 m)	N/A		

D.1.3 Daylight Access

	Yes/No	Applicant Comments	Officer Comments
Compliance with building separation	Yes		
Minimum floor to ceiling heights: <ul style="list-style-type: none"> Retail/office: 3.3 m Car parks: <ul style="list-style-type: none"> Ground floor: 3.3 m Above ground floor: 2.7 m Residential: <ul style="list-style-type: none"> Habitable rooms: 2.7m Non-habitable rooms: 2.4m 	Yes	Retail 5.5 metres 2.8 m basement 2 and 3.5 m basement 1. Habitable rooms 2.8m	
Reliance on borrowed light is discouraged. Where provided it is confined to one bedroom dwellings only and should meet the following requirements: <ul style="list-style-type: none"> An operable internal door 25% of the floor area of the bedroom Light source contains full height external windows along full width of living room 	Yes	No borrowed light bedrooms in any of the apartments.	
Living areas not to exceed 8 metres depth	Yes	All living areas are under 8 metres in depth.	
All living areas should have an external window that is open to the sky or a balcony that is open for at least one third of its perimeter	Yes	This requirement is achieved and exceeded.	
Battle-axe dimensions have a maximum length of twice its width	Yes	Battle-axe ratios are 1 to 1.	
Provision of windows in corridors/lift lobbies	Yes	Lift lobbies either abut or are adjacent to external windows that will provide these areas with natural light. Corridors are within the building with opportunity for some natural light penetration at their ends as well as at the lift lobby in the east wing of the building.	

		Within the south wing there are two 'refuge' spaces providing seating and a north facing windows.	
	Number		
<i>No. of bedrooms with borrowed light</i>	Nil	No borrowed light apartments are proposed.	

D.1.4 Natural ventilation

	Yes/No	Applicant Comments	Officer Comments
All habitable rooms should be naturally ventilated	Yes	All habitable rooms have a window to an external wall of the building.	
Cross ventilation should be maximised by: <ul style="list-style-type: none"> Maximising number of dual aspect dwellings Incorporating a breeze path between two openings within rooms or from one room or another Avoidance of deep rooms for single-sided rooms 		40% of apartments have dual aspects as a result of being corner apartments. Cross flow ventilation is achieved between living rooms and bedroom areas.	
Operable windows to circulation corridors and lift lobbies	Yes	The window adjacent to the lift lobbies are operable enabling light and ventilation to this space. Operable windows will be provided to the corridors ends allowing for natural ventilation through the building.	
External clothes drying	No	Not provided	
	Number		
<i>No. of dual aspect dwellings</i>	60	60 out of 148 apartments have dual aspect	

D.1.5 Thermal comfort

	Yes/No	Applicant Comments	Officer Comments
External shading: <ul style="list-style-type: none"> North East 	Yes	Shading is achieved by inboard balconies to apartments at levels 2 to 6.	

• West			
Where external shading not provided, effective thermal comfort levels to be achieved by demonstrating a maximum cooling load for each apartment		Refer to ESD report	
Provision for occupant control to be facilitated		Refer to ESD report	

D.2.1 Dwelling Diversity

	Number	Applicant Comments	Officer Comments
No. of dwellings	148		
1 bedroom	61		
2 bedroom	57		
3+ bedroom	30		

D.2.2 Dwelling Size and Layout

	Proposed (Average)	Applicant Comments	Officer Comments
Studio - 37m ²	NA		
1 bedroom - 50m ²	56.5m ²	Range from 52.3m ² to 62.2m ²	
2 bedroom - 65m ²	76m ²	Range from 70.6m ² to 83.8m ²	
3+ bedroom - 90m ²	98.7m ²	Range from 93.9m ² to 102.5m ²	

D.2.3 Pedestrian Entry and Circulation

	Yes/No	Applicant Comments	Officer Comments
<p>Entries</p> <p>Clearly visible and identifiable from public realm</p> <p>Avoid location of ramps across frontages</p> <p>Distinguish main entry to apartments and entries to any retail or office entries</p> <p>Provide clear separation between vehicle and pedestrian entries</p> <p>Provide a direct visual connection between pedestrian entries and lift lobbies</p>	Yes	<p>The public domain is demarcated by retail shop fronts and the cinema complex entry.</p> <p>Separate residential lobbies are provided at the Eastern and south face of the building.</p> <p>The entries are inset and located below the canopy extending forward of the building and incorporate treatments which make them easily identifiable.</p>	

		There is a direct visual connection between the building entries and the lift lobbies.	
<p>Awnings</p> <p>Continuous along commercial areas</p> <p>Complementary to existing awnings</p> <p>Meet any built form requirements</p> <p>Contribute to the legibility of buildings</p> <p>Provide illumination</p> <p>Provide protection from sun and rain</p>	Yes	<p>The first floor overhang doubles as a canopy to the ground level pedestrian spaces adjacent to the Lot 4 building.</p> <p>It provides protection from direct sun, deflected wind and rain.</p> <p>Below canopy lighting will provide illumination of the pedestrian areas adjacent to the building.</p>	
<p>Corridors</p> <p>Generous widths and minimum 2.7 metre height</p> <p>Minimise corridor lengths to give short, clear sightlines and better orientation</p> <p>Provide natural light and ventilation</p> <p>Provide visible and attractive stairs from entry level to first four levels</p> <p>Long buildings to be designed with multiple cores</p> <p>Long corridors to:</p> <ul style="list-style-type: none"> • Increase the number of entries along a street • Provide cross-ventilation 	Yes	<p>All corridors will be at least 2.8 metres high to match proposed floor-to-ceiling heights at each level.</p> <p>Corridor lengths are 40 metres or less in length to allow for clear sightlines.</p> <p>Corridors will gain some natural light and ventilation via doors at first floor and operable windows at the upper levels of the building.</p> <p>Light and ventilation will also be obtained from other points along the corridors such as the lift lobby in the east wing and the rest areas in the south wing.</p>	
<p>Double-loaded corridors should not exceed 25 metres. Corridors exceeding 25 metres should provide:</p> <ul style="list-style-type: none"> • A series of foyer areas or break space • Windows at the end of the corridor, along the corridor or around lift lobby areas 		<p>Corridor lengths are greater than 25 metres and are double loaded.</p> <p>This has been augmented through the provision of two large common rooms at the south-east and south-west ends of the corridors as well as two small rest areas within the south wing of the building.</p>	

D.2.4 Acoustic performance

	Yes/No	Applicant Comments	Officer Comments
<p>Orient windows and doors from noise sources</p> <p>Co-locate noisy areas within buildings and co-locate quieter areas</p> <p>Locate storage, circulation areas and non-habitable rooms to buffer noise from external sources</p> <p>Locate noise sources such as garage doors, driveways, service areas, plant room buildings, mechanical equipment away from bedrooms</p> <p>Internal apartment layout should separate noise spaces from quiet spaces by:</p> <ul style="list-style-type: none"> • Grouping together rooms with similar noise requirements • Using doors to separate different use zones • Co-locating wardrobes to act as sound buffers <p>Where physical separation cannot be achieved</p> <ul style="list-style-type: none"> • Use double or acoustic glazing • Use acoustic seals • Use materials with low noise penetration • Use continuous walls to ground level courtyards 	Yes	<p>Service cupboards at each level are grouped with stairwells and generally located adjacent to service areas within dwellings.</p> <p>Two dual-lift cores serve the building and located adjacent to service areas within abutting dwellings.</p> <p>Bedrooms tend to be separated or have co-located wardrobes to act as a sound buffer.</p>	

D.2.5 Private Open Space

	Proposed (Average)	Applicant Comments	Officer Comments
1 bedroom 8m ² (2m min. width)	9.8m ²	All one-bedroom units have private open space balconies of 8.0 square metres or more.	
2 bedroom 10m ² (2m min. width)	11.2m ²	Balconies to 2 bedroom apartments are all 10 square metres or greater in area. Some apartments have 'L' shaped balconies with a 1.5 metre section. The balconies exceed 10m ² and are considered to be useable.	
3+ bedroom 12m ² (2.5m min. width)	11.5m ²	Balconies to 3 bedroom apartment vary between 11m ² and 13m ² .	

D.2.6 Privacy

	Yes/No	Applicant Comments	Officer Comments
Compliance with building separation	Yes	Refer to D.1.2 above	
Minimisation of direct overlooking without reliance on screening	Yes	The use of excessive screening has been avoided. Separation distances between buildings are such that there is no direct or immediate overlooking.	
Use of measures where direct overlooking cannot be avoided	Yes	Provide appropriate separation distances to adjacent buildings. Provide privacy screens between abutting balconies.	

D.2.7 Open Space and Landscape Design

	Yes/No	Applicant Comments	Officer Comments
Solar access to open space areas should be maximised	Yes	The greater majority of balconies to apartments have a northern aspect. The raised terrace / garden area at first floor and a roof top garden are also oriented to gain maximum solar access.	
<p>Landscaping layout</p> <p>Protect any significant trees and vegetation</p> <p>Take into account soil type, drainage patterns and other conditions</p> <p>Ensure vegetation does not affect structural integrity</p> <p>Identify opportunities for deep soil planting on large sites</p> <p>Consider green walls and roofs</p> <p>Identify opportunities for landscaping in public realm</p>	N/A	EBV will have a new landscape theme as demonstrated in the landscape concept plan prepared by Palmer Landscapes continuing the species lists adopted and approved for Stage 1 of EBV.	
<p>Minimise impervious areas through measures such as rain gardens, permeable pavements, grassed areas, vegetated green roofs and other on-site detention systems</p> <p>Use non-potable where possible for irrigation of</p>	N/A	EBV proposal has a number of green roofs. Lot 3 will provide communal areas with landscaping. The	

<p>vegetation</p> <p>Allow effective on-going maintenance of landscaping</p> <p>Use green roofs, green facades and other landscaping features if deep soil planting not provided</p> <p>Contribute to landscaping public realm</p>		<p>landscape theme being “activity”.</p>	
<p>Submit landscape design report</p>		<p>The landscape design report has been commissioned from Palmer Landscapes and will follow on the heels of the lodgement of the Section 72 Application.</p>	

D.2.8 Communal Facilities

	Yes/No	Applicant Comments	Officer Comments
<p>Provide 2.5m² per dwelling for communal facilities in buildings with 20 or more dwellings</p>	Yes	<p>A communal space of 370m² is recommended under the Code. The proposal exceeds this requirement by a factor of 4</p> <p>Two communal open space areas are provided at part of the Lot 4 building.</p> <p>At first floor a landscaped terrace is provided having an area of over 900 m².</p> <p>A roof garden of more than 750m² incorporates outdoor communal eating / gathering areas and opportunities for passive and active recreation.</p>	
<p>Encourage effective use of roof space, podiums and light courts</p> <p>Provide safe, accessible, naturally lit and ventilated</p> <p>Communal open space should be:</p> <ul style="list-style-type: none"> • Consolidated into a recognisable and useable area • Reasonably accessible from dwellings and from any internal communal open space <p>Provide for a range of facilities.</p>	Yes	<p>The roof space is accessible as communal open space and a range of facilities are provided ranging from active to passive including seating, landscaping and BBQ facilities.</p>	

D.2.9.1 Bicycle and Car parking

		Applicant Comments	Officer Comments
Car parking	No.		
No. of spaces required:	141	Refer to Traffic Impact Assessment.	
No. of spaces proposed:	141+	“ “ “ “ “ “	
Dispensation sought:	Nil	“ “ “ “ “ “	
Bicycle parking	No.		
No. of spaces proposed: Dwelling requirements – 1 space per studio and 1 bedroom dwelling – 2 spaces per 2+ bedroom dwelling – Office requirements – 1 employee space per 200m ² GFA – 1 visitor space per 750 m ² over 1000m ² – Shop requirements – 1 employee space per 300 m ² GFA – 1 visitor space per 500m ² over 1000m ²		Bicycle parking provision is as per the current endorsed plans for Stage 3. A total of 967 bicycle spaces have been provided throughout EBV. This level of provision exceeds the planning scheme requirement by a factor of 3. Refer to traffic report provided by Cardno	
Bicycle Design	Yes/No		
Locate bicycle parking close to building entrance Ensure bicycle areas are accessible, safe and secure Shower and change facilities are provided Bicycle areas are designed in accordance with design suggestions Provision of signage	Yes	Achieved	

Car parking design	Yes/No		
Ensure close and convenient to areas they serve Ensure car parks are secure, safe and efficient Well ventilated if enclosed Make provision for parking of motor cycles Locate car parks within basements or conceal from uses if at ground or above ground Locate car parks 1.5m from habitable rooms windows Separate vehicle accessways from pedestrian entries Maximise safety, provide clear lines of sight, be well lit and signed	Yes	All the requirements for car parking design and been achieved through basement network approved as part of the Stage 1 endorsement. Much of basement has already been constructed including the basement below the Lot 4 building. The car spaces are distributed and accessible to each of the stages / lots	

		within EBV.	
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Note: Car parking space is a requirement of Clause 52.06 not MADC

D.2.9.2 Private storage Space

	Yes/No	Applicant Comments	Officer Comments
4m ³ for studio/1-bedroom	Yes	Provision has been made for 821 stores per the endorsed Stage 3 plans. Provision has also been made recently for up to 120 car spaces within the basement to be used by associated apartment owners for additional storage in-lieu of car parking.	
6m ³ for 2-bedroom	Yes		
8m ³ for 3-bedroom	Yes		

D.2.9.1 Waste

	Yes/No	Applicant Comments	Officer Comments
Design waste areas in accordance with Guide to Best Practice Waste Management in Multi-Unit developments		Waste to be collected in accordance with the approved Waste Management Plan for Stage 3.	
Provide dedicated storage areas for separation, collection and recycling of waste	Yes	Refer to Waste Management Plan	
Provide dedicated storage areas for composting and green waste where opportunity exists for on-site disposal and reuse	N/A	Refer to Waste Management Plan	