



CITY OF BALLARAT
**Sustainable Subdivision
Framework**

Sustainable Subdivision Framework

The Sustainable Subdivision Framework (SSF) seeks to provide planners with a basis for measuring and achieving stronger sustainable outcomes for subdivisions. The primary focus is on residential subdivision however many of the objections are interchangeable to other subdivision, for example industrial subdivision.

› **The City of Ballarat is seeking to focus of three key focus areas of the Sustainable Subdivision Framework, these being:**

- 1 Ecology and Urban Heat**
Biodiversity, canopy cover, human health and wellbeing.



- 2 Site Layout and Liveability**
Functionality, liveability, connectivity and adaptability



- 3 Integrated Water Management**
Climate resilience and healthy landscapes.



To assist planners, developers, consultants, and the wider community in understanding how they can incorporate related SSF principles into new subdivisions, it is proposed to establish objectives and strategies for each theme, identify how these are linked to the Ballarat Planning Scheme and provide leading examples of what each focus area may look like in practice.

Ecology and Urban Heat

The objective is to retain and enhance biodiversity, improve canopy cover, and minimise urban heat impacts on human health and wellbeing.

The strategies are:

- > Achieve an urban forest canopy cover of 40 per cent
- > Create shade corridors that offer connectivity for the movement of people and fauna.
- > Facilitate bio-links across the urban landscape
- > Ensure appropriate management strategies for existing and proposed vegetation are established
- > Irrigate streets and open spaces to cool the landscape
- > Reduce the extent of hard stand and non-permeable surfaces

How might this look?



Source: Bligh Tanner



Source: Connor Perrott



Source: Landscape Plan (Spiire)
City of Greater Bendigo

Site Layout and Liveability

The objective is to ensure subdivisions are designed to achieve a functional site layout and improved liveability for residents through the integration of connectivity, adaptability, and alternative transport.

The strategies are:

- > Improve walking and cycling connections within the subdivision and beyond the site boundaries
- > Increase diversity in lot sizes to cater for various housing typologies to meet current and future needs of the community, including the principle of age-in-place
- > Integrate smaller and rear loaded lots near activity centres
- > Appropriately consider topography in site design and integrate natural features
- > Maximise lot orientation to ensure improved building energy efficiency
- > Provide opportunity for public spaces to be used for uses to meet resident's needs

How might this look?



Source: *The new New York Bridge Project*



Source: *The Cape*

Integrated Water Management

The objective is incorporate integrated water management solutions to create climate resilient subdivision and healthy urban landscapes.

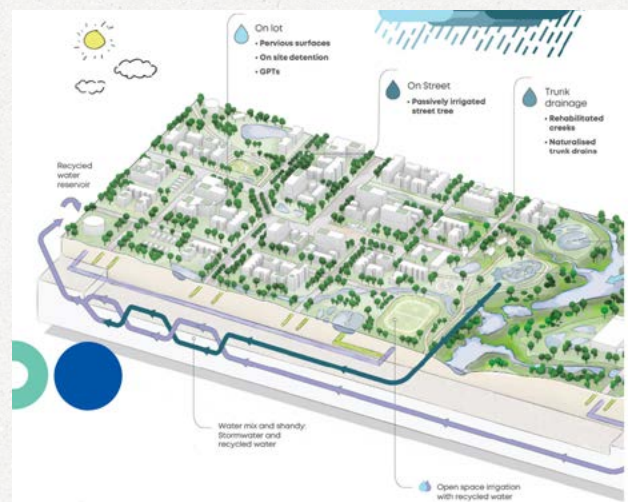
The strategies are:

- › Reduce reliance on drinking water for all water uses (i.e., watering gardens).
- Create lots of appropriate size to accommodate onsite water and service options.
- Integrate subdivision wide recycled water approach such as third pipe or stormwater harvesting.
- Use passive irrigation options to service landscaping areas.
- Integration of public rainwater tanks.
- Respond to existing waterways and drainage channels by integrating these in open space.
- Reduce excess stormwater and the amount of pollutants it contains.

How might this look?



Source: Growth Area Authority



Source: Sydney Water



Source: Sydney Water

<https://www.sydneywater.com.au/content/dam/sydneywater/documents/iwcm-summary-report-2022.pdf>



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