

OFFICIAL



## ESD POLICY FOR PLANNING APPLICATIONS

### 1.0 Purpose

To provide the City of Ballarat with a policy to attain best practice in Environmentally Sustainable Development (ESD) from design stage through to construction and operation. This policy will facilitate development that minimises environmental impacts and encourages environmentally sustainable development.

### 2.0 Scope

The policy applies to all residential and non-residential development planning permit applications, excluding subdivisions, in accordance with the thresholds detailed in this policy. This policy enables the facilitation of Clause 15.01-2S (Building Design) of the City of Ballarat Planning Scheme.

### 3.0 Policy Statement

The following thresholds and guidelines are to be applied when assessing a planning permit application:

Development threshold	Clause 15.01-2S requirement
<b>Residential</b>	
2-9 dwellings	A Sustainable Design Assessment, including an assessment using BESS, STORM or other agreed method.
10 or more dwellings	A Sustainable Design Assessment, including an assessment using BESS, STORM, Green Star, MUSIC or other agreed methods and a Green Travel Plan.
A building used for accommodation other than a dwelling with a gross floor area between 100 and 1,500 square metres	A Sustainable Design Assessment, including an assessment using BESS, STORM or other agreed method.
A building used for accommodation other than dwellings with a gross floor area of 1,500 square metres or more	A Sustainable Design Assessment, including an assessment using BESS, STORM, Green Star, MUSIC or other agreed method and a Green Travel Plan.
<b>Non-residential</b>	
A non-residential building with gross floor area between 300 and 1,500 square metres	A Sustainable Design Assessment, including an assessment using BESS, STORM or other agreed method.
An extension to a non-residential building adding between 300 and 1,500 square metres of additional gross floor area	A Sustainable Design Assessment, including an assessment using BESS, STORM or other agreed method.
A non-residential building with a gross floor area of more than 1,500 square metres	A Sustainable Design Assessment, including an assessment using BESS, STORM, Green Star, MUSIC or other agreed methods and a Green Travel Plan.
An extension to a non-residential building adding 1,500 square metres of additional gross floor area;	A Sustainable Design Assessment, including an assessment using BESS, STORM, Green Star, MUSIC or other agreed methods and a Green Travel Plan.