

10/05/2012
C155**SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO8**.

UNIVERSITY OF BALLARAT TECHNOLOGY PARK EXPANSION

This schedule applies to portions of land known as 2 East Terrace, Mount Helen (Lots 1 and 2 on TP 127144).

The objective of this schedule is to ensure that expansion of the Technology Park is undertaken in a manner, layout and intensity consistent with the character of the area and the landscape values of the land, particularly through:

- Facilitation of future development of the land, through the provision of appropriate building form, additional floorspace and accompanying infrastructure.
- Fostering investment in the information technology sector, by encouraging future enterprises to have at least 70% of floor area used for research and development.
- Substantial retention of existing mature trees, particularly identified koala food trees.
- Maintenance of the environmental significance and natural assets of the Canadian Creek corridor.
- Integration of the development with the development pattern and road/pedestrian network of the surrounding area.
- Sensitive management of stormwater and recycled water where applicable.
- Protection of the environmental values within the site and surrounds.
- Protection and management of the Aboriginal Cultural Heritage values of the site and surrounding area.

1.010/05/2012
C155**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for extensions and additions to existing uses and developments and for signs and fencing.

2.010/05/2012
C155**Conditions and requirements for permits**

Any permit must include conditions which address the following matters, where appropriate:

- Primary koala habitat protection measures.
- Traffic control which includes providing a network which provides safe and efficient internal and external access for vehicular traffic
- Details of building form including height, building materials and colours.
- Details of external lighting.
- Carparking numbers appropriate to the use of the site.
- Improved pedestrian connectivity between the Technology Park and the University.
- Containment of contaminated stormwater within the site.

- The use of water sensitive urban design principles in the onsite management of stormwater
- The provision of utility services infrastructure required for the development of the land
- Vegetation protection measures.
- Compliance with the Cultural Heritage Management Plan requirements.

3.0

10/05/2012
C155

Requirements for development plan

The Development Plan must show or include the following details and be generally in accordance with the Concept Plan at Clause 5.0.

- An indicative lot layout and road network for the whole of the land, including the location of public open space and the proposed height and density of new buildings.
- Details of the proposed building form and the staging of the development.
- A description of how the proposal relates to existing and proposed uses on adjoining land, ensuring that at least 70% of any enterprise should be used for research and development.
- A detailed analysis of the site and surrounding area, including topography, all existing features, title boundaries, services, views into and out of the site, and built and landscape features.
- Identification of those trees that are proposed to be removed to enable construction of buildings and roadways and the provision of services.
- A detailed landscape concept plan prepared by a landscape architect.
- Appropriate arrangements for the preservation of existing vegetation, and the provision of additional native/indigenous vegetation
- Location and size of existing and new koala protection corridors to allow linkages between koala habitat areas.
- Appropriate vegetation offsets to protect existing and new koala links.
- Traffic management responses that include the provision of suitable linkages between the site and adjoining roads, and bicycle and pedestrian transport infrastructure. There must be consideration and reference to the City of Ballarat's Bicycle Strategy 2008.
- Identification of all types of vegetation and appropriate native vegetation offsets where required.
- Location of car parking and vehicle access points and pedestrian paths.
- Appropriate control measures to prevent erosion and top soil loss during road and building construction
- Preparation of a relevant fire authority approved fire risk management plan
- A statement of the environmentally sustainable design measures to be incorporated into the proposal, particularly in the areas of energy and water efficiency, passive solar design and natural ventilation.
- A management plan for all university owned open space land including a maintenance regime which must consider the relevant fire authority's approved fire management plan.
- Stormwater management measures, which ensures appropriate rates of stormwater discharge from the site.

- Stormwater management measures which ensure that stormwater is prevented from discharging from the site.
- Identification of relevant cultural heritage elements and the means by which any proposed use and development will be managed to have the least impact on these elements.

Staging

If a development plan is prepared for part of the land or for a stage of the development, the responsible authority must be satisfied that its approval will not prejudice the ability for the future use or development of the balance of the land to achieve the objectives for the site.

4.0

Decision Guidelines

10/05/2012
C155

Before deciding on an application for a permit or a request to approve a development plan or a request to amend an approved development plan, the responsible authority must consider, as appropriate:

- Whether the development achieves the objectives for the site.

5.0 Concept Plan

10/05/2012
C155



**university of ballarat,
expansion of the ub
technology park,
ballarat**

concept sketch

- legend
- development modules (stage 1)
 - development modules (stage 2)
 - car parking
 - road access
 - different road treatment
 - flexibility to consolidate development modules

0 25 50 100m

76

Project Ref: 11.213
Dwg No.: UDD-002
Scale: 1:2500@A3
Date: 21.12.11
Revision: A

hanson partnership pty ltd
melbourne | sydney
level 2, 130 colinton st
melbourne vic 3042
t 61 3 9854 8864 f 61 3 9854 8888
e info@hanson-online.com.au
w hanson-online.com.au

Development parcels are indicative only. The purpose of this plan is to provide a conceptual layout to guide the orderly development of the Technology Park expansion.

