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Ballarat Victoria



University of Ballarat
C/- TGM Group
PO Box 563W
BALLARAT WEST VIC 3350

Date: 26 July 2013
Our Ref: DPO8
Your Ref:
Enquiries: 03 5320 5608

Dear Sir/Madam,

RE: Development Plan Overlay – Schedule 8 (DPO8)

I refer to your recent submission of documents to comply with Schedule 8 to the Development Plan Overlay.

The Responsible Authority has considered your request and has determined to approve the submission which generally accords with the requirements of DPO8.

As such, please find enclosed a copy of the following endorsed DPO8 documentation:

- Endorsed Conceptual Layout Plan
- Endorsed Vegetation Management Plan
- Endorsed Landscape Concept Plan
- Endorsed Staging Plan
- Endorsed Fire Risk Management Plan.

Please be advised that in addition to standard permit application requirements, all future planning permit applications within the Development Plan Overlay area (DPO8) will be required to be furnished with the following documentation / plans at the time of lodging the permit application:

Planning permit application requirements list

- a) All applications are required to be submitted with an assessment against the Urban Design Principles listed at Clause 15.01-2.
- b) All applications are required to be submitted with a Sustainable Management Plan (SMP) incorporating a Sustainable Design Assessment prepared by a suitably qualified architect (with the necessary qualifications) which details how the development has implemented environmentally sustainable design measures into the proposal, particularly in relation to the building's orientation, energy, water efficiency, passive solar design, natural ventilation, external shading, re-use of water and materials, in order to make a lasting difference to the environment and provide improved indoor comfort.

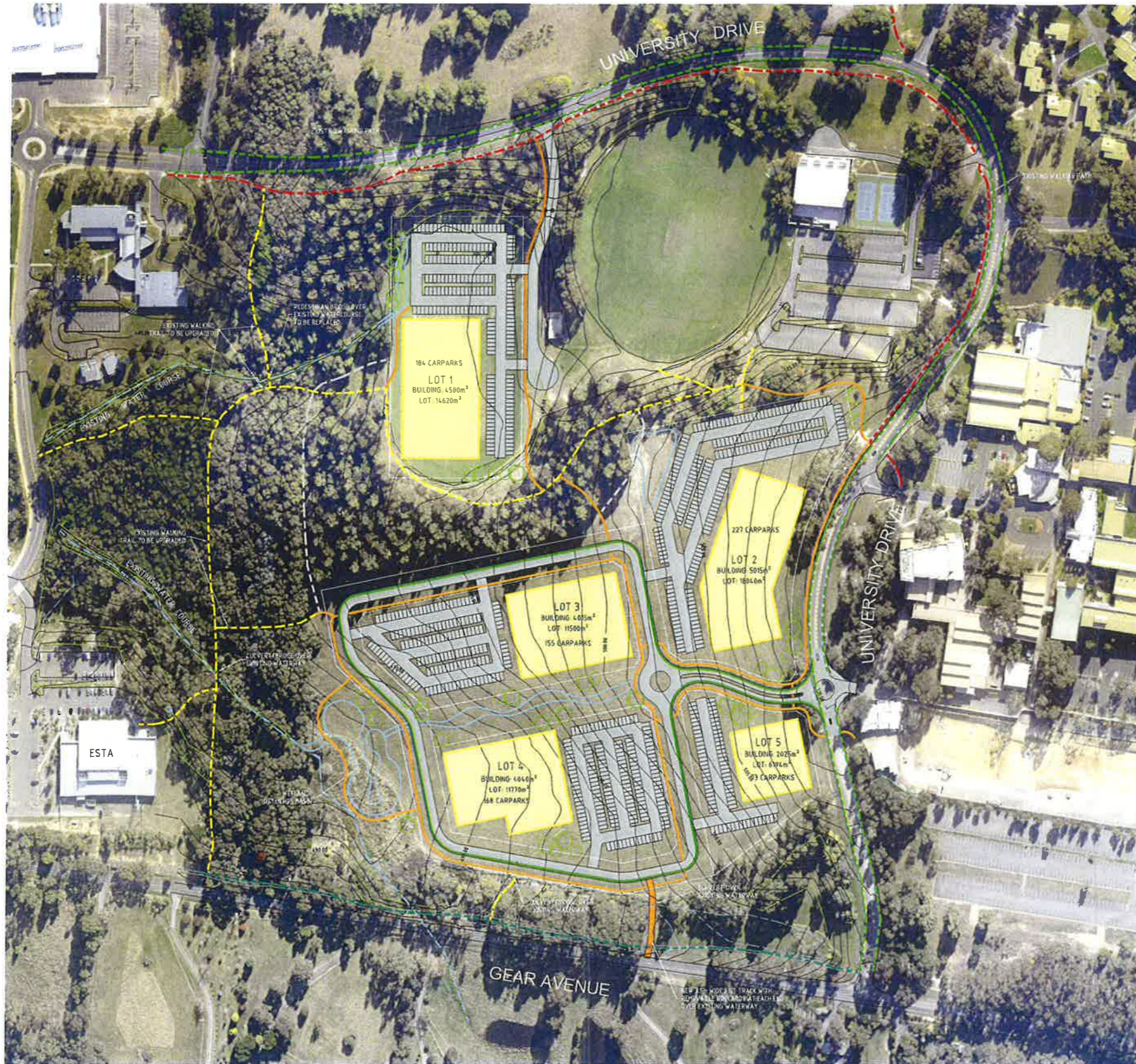
- c) Statement as to how each proposed use relates to existing / proposed uses on adjoining land, with a breakdown of the uses to ensure that at least 70% of any enterprise should be used for research and development.
- d) Detailed site context and isometric plans depicting each proposed building in context with existing adjoining / adjacent development.
- e) Each application must incorporate the relevant recommendations contained within the GTA Traffic and Transport Review in their submission to Council.
- f) Detailed plans, showing dimensions of all car parking spaces and access widths which comply with the requirements as set out in Clause 52.06.
- g) Detailed plans, detailing compliance with Clause 52.34, including location of bicycle spaces, showers and change rooms within each development.
- h) Storm water master plan to be submitted at stage 1 (as this incorporates the creation of the wetland) which takes into account the management of stormwater for the entire site. The Master Plan must take into account all future buildings to be constructed on site as well as specific requirements for reuse and harvesting within each building and WSUD guidelines. It is envisaged that the applicant discusses the connection to Canadian Creek, and that this is endorsed by the relevant CCMA prior to lodgement with Council. Please note that once approved, the Master Plan will be referred to in all subsequent planning applications, and will therefore need to be designed to support the recommendations of the Master Plan.
- i) All applications are required to be submitted with an Environmental Management Plan which details control during construction in accordance with the EPA Guideline: Environmental Guidelines for Major Construction Sites, February 1996 (or as amended).
- j) All applications must provide details addressing the requirements of the CFA approved Fire Management Plan with regards to the vegetation management requirements for the inner and outer zones. This will require an assessment of any native vegetation clearing/lopping required to comply with the CFA approved Fire Management Plan with regards to the inner and outer defendable space requirements.
- k) Furthermore, all applications which require native vegetation removal are required to be submitted with detailed native vegetation/ net gain assessment and offset plan.
- l) Detailed landscape plans including the provision and details of street trees, footpaths, park features and the like.
- m) A statement by the Wathaurung Aboriginal Corporation (Wadawurrung) specifying that the proposal accords with the approved CHMP.

Should you have any queries regarding this matter, please contact Leanne Wilson, Statutory Planning Co-ordinator on phone: 03 5320 5608 or email leannewilson@ballarat.vic.gov.au.

Regards,



Jade Erwin
Statutory Planner



NOTE:
THE LOCATION OF UNDERGROUND SERVICES SHOWN ARE INDICATIVE ONLY, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AUTHORITIES TO DETERMINE THE LOCATION OF UNDERGROUND SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORK. ANY CLASH OF WORKS WITH A SERVICE IS TO BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL ENSURE THAT ALL SERVICES ARE FULLY PROTECTED DURING CONSTRUCTION, ANY SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

NOTE:
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Planning and Environment Act 1987
BALLARAT PLANNING SCHEME
DEVELOPMENT PLAN OVERLAY
 Development Plan Schedule No. 8
 Signed.....
 Authorised Officer for and on behalf of the
CITY OF BALLARAT
 DATE 26/7/2013

LEGEND

- EXISTING SURFACE CONTOURS
- EXTENT OF PROPOSED ROAD PAVEMENT
- EXTENT OF PROPOSED BUILDING
- EXTENT OF PROPOSED VEGETATED SWALE AND WETLAND
- EXTENT OF EXISTING COMBINED BICYCLE & PEDESTRIAN PATHS
- EXTENT OF EXISTING BICYCLE LANE
- EXTENT OF PROPOSED BICYCLE LANE
- EXTENT OF EXISTING FORMAL PEDESTRIAN PATH
- EXTENT OF EXISTING WALKING TRAIL
- EXTENT OF EXISTING WALKING TRAIL TO BE UP-GRADED
- EXTENT OF PROPOSED FORMAL PEDESTRIAN PATH

CONCEPTUAL LAYOUT PLAN - OPTION No. 2 -
 PREFERRED DEVELOPMENT OPTION
 SCALE 1:1500

PRELIMINARY DRAWING
 NOT TO BE USED FOR CONSTRUCTION

ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	DESIGNED:	C. LOADER	DATE:	JULY 2012	SCALE:	AS SHOWN	TGM Group Ballarat	1315 Slart Street Ballarat Vic 3350 T 03 5320 8588 F 03 5333 3815 PO Box 563W Ballarat West Vic 3350 ABN 11 125 568 401 www.tgmgroup.com JAS-ANZ Accredited: Quality ISO 9001 - OHS AS/NZS 4801 - Environment ISO 14001	UNIVERSITY OF BALLARAT	Learn to succeed	OVERALL DEVELOPMENT PLAN TECHNOLOGY PARK - STAGE 2 MT HELEN	CIVIL DRAWING
01	PRELIMINARY	03/08/12	CL							DRAWN:	C. LOADER	DATE:		SHEET SIZE:	A1						CONCEPTUAL LAYOUT PLAN OPTION 2
02	WALKING PATHS/TRIALS INCLUDED	30/08/12	CL							CHECKED:		DATE:									
03	PRELIMINARY	16/09/12	CL									DATE:									
04	EX. BICYCLE/PEDESTRIAN PATHS INCLUDED	01/10/12	CL									DATE:									
05	DESIGN BICYCLE LANES INCLUDED	22/10/12	CL									DATE:									
06	PRELIMINARY	20/3/13	A.T.									DATE:									

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Legend

- Existing creek / waterway
Proposed wetland / waterway including water sensitive urban design treatment
Proposed lot boundary
Proposed building
Pre development contours (1.0 metre interval)
Existing vegetation to be protected and retained from development works
Primary Koala Habitat
Trees to be removed
Proposed Koala Linkage Vegetation (PKV)
EVC 20 Healthy Dry Forest - Habitat Zones 1 & 2
EVC 47 Valley Grassy Forest - Habitat Zones 3
Existing vegetation linkages exhibiting suitable flora species, structure and density to provide koala habitat / koala habitat corridor
Proposed vegetation linkages to provide enhanced koala habitat opportunity
Proposed public open space adjoining buildings
Proposed garden bed (planting plan to later details)
Proposed road and carpark
Proposed 1200mm wide (min.) concrete footpath
Proposed granitic sand path / pavement
Proposed feature pavement to designate building entry / outdoor recreation space
Proposed small - medium indigenous tree
Proposed medium - large indigenous tree
Location of proposed bicycle racks

Existing planting of native trees, including Acacia melanoxylon (Blackwood), Acacia mearsii (Black Wattle) and Eucalyptus botryoides (Southern Mahogany). Understorey is highly modified and minimal regeneration has occurred. Woody weed species including gorse are evident. There appears to be no requirement to remove this vegetation for building, carpark or roading requirements. Recommendation: retention of vegetation - but removal (except for the Blackwoods) would not trigger vegetation offset requirements, as this is largely planted vegetation of unknown genetic origin. Offset trigger: No trigger - no indigenous vegetation to be removed.

Existing planting of native trees, including Acacia melanoxylon (Blackwood), Acacia mearsii (Black Wattle) and Eucalyptus botryoides (Southern Mahogany). Understorey is highly modified and minimal regeneration has occurred. Weed species such as gorse are evident. Recommendation is for retention but removal (except for the Blackwoods) would not trigger offsets requirements. Offset trigger: No trigger - no indigenous vegetation to be removed.

Existing planting of native trees, including Acacia melanoxylon (Blackwood), Acacia mearsii (Black Wattle) and Eucalyptus botryoides (Southern Mahogany). Understorey is highly modified and minimal regeneration has occurred. Recommendation: retention of trees and associated native grasses. Offset trigger: No trigger - no vegetation removal.

Habitat Zone 1 Described by Biosis Research 'Flora & Fauna Assessment' July 2010 as EVC 20 - Healthy Dry Forest. There is no impact to this habitat zone, which has a low conservation significance, from new development works as there appears to be no requirement to remove this vegetation for building, carpark or roading requirements. Recommendation: retention of trees and associated native grasses. Offset trigger: No trigger - no vegetation removal.

Existing plantation of non-indigenous trees, including Eucalyptus globulus (Blue Gum). Planting is typically linear and formal. The understorey is highly modified and minimal regeneration has occurred. Weed species including gorse are evident. There appears to be no requirement to remove this vegetation for building, carpark or roading requirements. Recommendation: retention of vegetation - but removal would not trigger vegetation offset requirements, as this is largely planted vegetation of unknown genetic origin. Offset trigger: No trigger - no vegetation removal required.

Clump of indigenous trees, including Eucalyptus ovata (Swamp Gum). The understorey is highly modified and includes extensively regenerating non indigenous shrubs / trees including Acacia baileyana (Cootamundra Wattle) & Acacia praxivissima (Ovens Wattle). Weed species including gorse are evident. There appears to be no requirement to remove this vegetation for building, carpark or roading requirements. Recommendation: retention of vegetation and removal of non indigenous species. Establishment of indigenous understorey / midstorey flora. Offset trigger: No trigger - no vegetation removal required.

Habitat Zone 3 Described by Biosis Research 'Flora & Fauna Assessment' July 2010 as EVC 47 - Valley Grassy Forest. There is no impact to this habitat zone, which has a high conservation significance, from new development works.

Clump of indigenous trees, including Eucalyptus ovata (Swamp Gum) & Acacia melanoxylon (Blackwood). The understorey is highly modified and includes non indigenous Acacia baileyana (Cootamundra Wattle) & Acacia praxivissima (Ovens Wattle). Weed species such as gorse are evident. There appears to be no requirement to remove this vegetation for building, carpark or roading requirements. Recommendation: retention of vegetation and removal of non indigenous species. Establishment of indigenous understorey / midstorey flora. Offset trigger: No trigger - no indigenous vegetation removal required.

Existing planting of established indigenous trees, including Eucalyptus viminalis (Manna Gum) and some Eucalyptus ovata (Swamp Gum) - of unknown provenance. Understorey is highly modified consisting mostly of mown grass. Subject to final development levels, there appears to be no requirement to remove this vegetation for building, carpark or roading requirements. Recommendation: retention of these trees as they contribute significantly to the native character of the campus and are positioned in a key location along University Drive. Offset trigger: No trigger - no indigenous vegetation removal required.

Planted clump of non-indigenous trees, including Acacia baileyana (Cootamundra Wattle), Angophora costata (Smooth-barked Apple), Eucalyptus botryoides (Southern Mahogany) and Hakea sp. Planting is non indigenous and considered to be of low value. Understorey is highly modified consisting mostly of mown lawn. Recommendation: Remove trees for development purposes. Select trees to provide greater aesthetic and environmental benefits to the site. Offset trigger: No trigger - no indigenous vegetation removal required.

Plantation of Eucalyptus sp. Understorey is highly modified consisting predominantly of a light / moderate coverage of native grass.

Habitat Zone 2 Described by Biosis Research 'Flora & Fauna Assessment' July 2010 as EVC 20 - Healthy Dry Forest. There is no impact to this habitat zone, which has a low conservation significance, from new development works as there appears to be no requirement to remove this vegetation for building, carpark or roading requirements. Recommendation: retention of trees and associated native grasses. Offset trigger: No trigger - no vegetation removal required.

GENERAL MANAGEMENT NOTES FOR NATIVE VEGETATION SURROUNDING THE PROPOSED DEVELOPMENT

With the exception of the eastern side of the proposed development site (adjoining University Drive), the site is closely surrounded with native vegetation. There are remaining examples of indigenous trees (dominated by Acacia melanoxylon (Blackwood) and Eucalyptus ovata (Swamp Gum)), in particular located on the western and southern sides. The majority of the tree species within close proximity to the site are planted (non indigenous) native specimens of unknown provenance. Typically the floral understorey layer to the west and south of the site is dominated by Gorse and large areas of regenerated Acacia baileyana (Cootamundra Wattle) and Acacia praxivissima (Ovens Wattle). Interspersed throughout these weed species are isolated indigenous understorey and grassland species. The proposed development works, including buildings, roads, carparks and stormwater treatment are expected to have little impact on the existing vegetation described above. The vegetation existing on the site and generally throughout the University Technology Park grounds has a strong native character, and provides important local aesthetic, environmental and wildlife benefits, and therefore should, where possible, be retained and protected from development works.

A brief summary of the suggested management recommendations for the woodland vegetation surrounding the proposed development are:
• Develop a comprehensive vegetation management plan for the site to assist ground staff in the long term development and management of the grounds surrounding the buildings.
• Where applicable use the pathways as management boundaries between areas of low, medium and high density Gorse infestation. In the short term devote resources to stabilise the Gorse in areas of good quality remnant indigenous vegetation and low/medium level Gorse infestation. Once these areas are stabilised move into areas of high infestation.
• As a priority remove the gorse and regenerating non indigenous shrubs including Cootamundra and Ovens Wattle. This will act to reduce the localised fire hazard and allow indigenous understorey species to re-colonise the site over time. The net benefit will be a more appropriate vegetation composition with a lower fire hazard.
• Retain dead logs and trees within the woodland reserve to maximise habitat values. Remove site debris / rubbish etc. to assist with ongoing management. Do not windrow / mound soil and debris as this will increase site disturbance and encourage more weed establishment and make ongoing management more difficult.
• Develop and implement a CFA approved fire risk management plan for the development area and immediate surrounds.
• Use appropriate fire risk minimisation techniques which are also ecologically sensitive. Use the pathways as management boundaries and firebreaks by slashing either side of the paths. Maximum firebreak width 2.0 metres each side of path, minimum slash height of 50mm.
• Manage the woodland areas to encourage natural regeneration of all strata of indigenous species.
• Remove non indigenous parent trees / shrubs that contribute to the ongoing weed mass and associated fire hazard.

PEDESTRIAN PATHS / TRACKS

Paths / tracks should be surfaced with a compactable material such as granitic sand free with a suitable depth of base material (recycled concrete / crushed rock) that is free of weed seed and contaminants. Pathway construction should minimise disturbance to the areas of natural vegetation. Recommended pathway width 2.0 metres. Provide a suitable path base material / thickness to allow for occasional maintenance vehicle access. Provide culverts over low points to maintain local drainage flows, to maintain the structural integrity of the path and provide for year-round use.

KOALA HABITAT ENHANCEMENT

The careful location of the development works within the open treeless spaces allows for any existing areas of koala habitat to be retained untouched. Areas described as Primary Koala Habitat have been preserved with recommendations made to retain and enhance through weed control etc and additional planting of Koala Food Trees where possible. Selected clumps of additional indigenous plantings around the perimeter of the site are proposed to provide links between the identified areas of habitat.

INDIGENOUS SPECIES SELECTION

- INDIGENOUS SPECIES
Trees
Acacia implexa (Lightwood)
Acacia mearsii (Black Wattle)
Acacia melanoxylon (Blackwood)
Allocasuarina verticillata (Drooping She-Oak)
Eucalyptus rubida (Candlebark)**
Eucalyptus ovata (Swamp Gum)**
Eucalyptus viminalis (Manna Gum)**
Eucalyptus yarraensis (Yarra Gum)
Shrubs
Acacia pycnantha (Golden Wattle)
Acacia verticillata (Prickly Moses)
Banksia marginalata (Silver Banksia)
Bursaria spinosa (Sweet Bursaria)
Cellistemon paludosus (River Bolllebrush)
Goodenia ovata (Hop Goodenia)
Leptospermum myrsinoides (Health Tea-tree)
Leptospermum lanigerum (Woolly Tea-tree)

* Primary Koala Food Tree Species
** Supplementally Koala Tree Species

NOTE: The anticipated impact of the proposed development on the surrounding vegetation has been considered without an understanding of final development levels. An evaluation of the impact of the proposed development on adjoining vegetation can only be made once final levels have been produced. The proposed development works are non indigenous, planted species.

NOTES:
10 Preliminary plans prepared by TGM Group Pty Ltd
Refer to Job Ref: 1638362
20 The level of detail shown on this drawing is preliminary only. Further consultation with the University of Ballarat and the City of Ballarat is required to confirm the layout, levels, species, quantities, colours, materials etc.

AMENDMENT:
16 04 2013 Clarification of pedestrian pathway surface material



Prepared for: University of Ballarat & TGM Group
Date: September 2012
Amendment Date: April 2013
Scale: 1:1500 @ A1 sheet size
Drawn: DH / JK
Drawing No: 1249-PP01

VEGETATION MANAGEMENT PLAN - UB TECH PARK

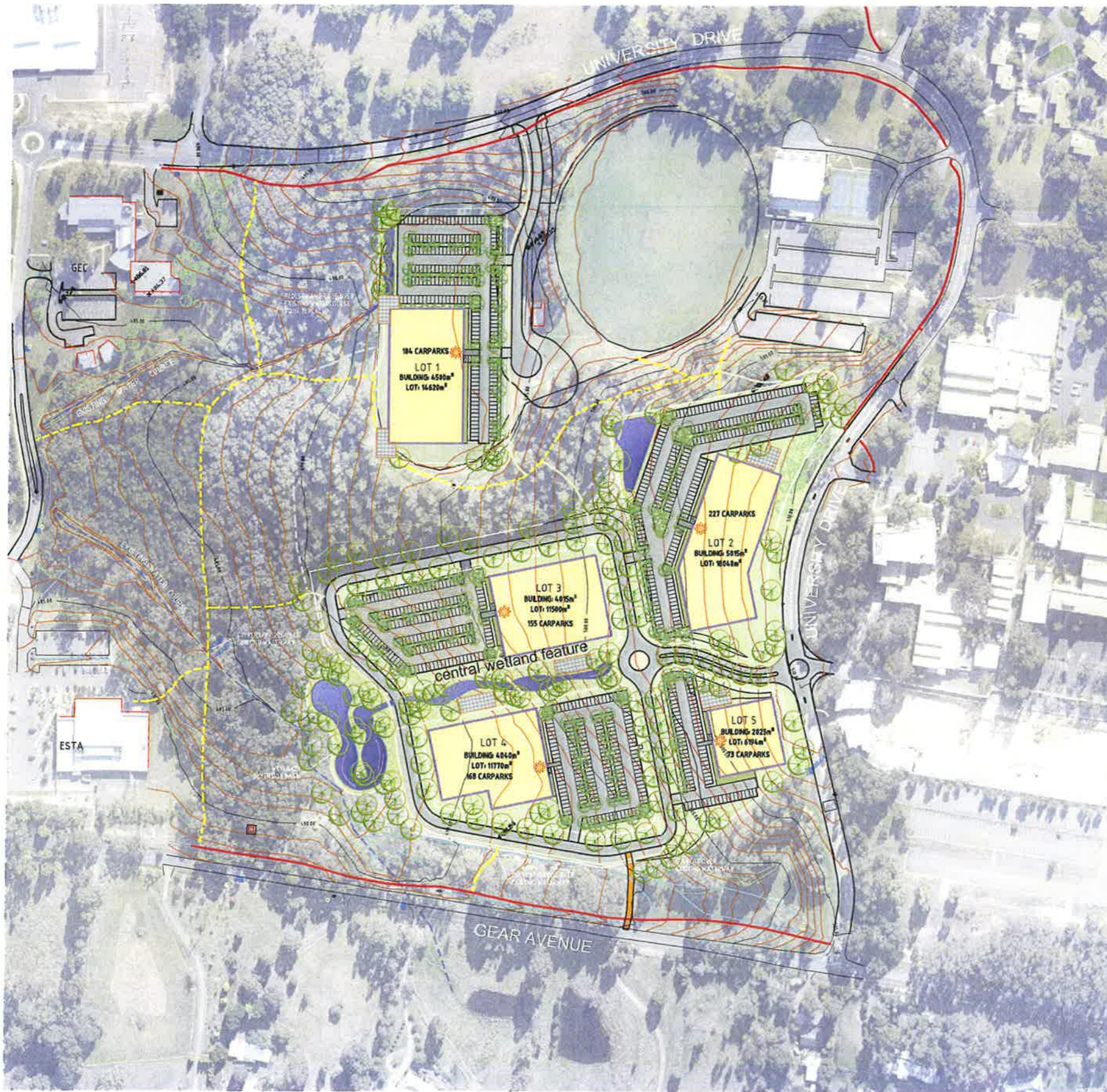
UNIVERSITY DRIVE, MT HELEN

Planning and Environment Department
BALLARAT PLANNING AND ENVIRONMENT
DEVELOPMENT PLAN OVERLAY

Development Plan Schedule No. 2
Signed: [Signature]
Authorised Officer for and on behalf of the
CITY OF BALLARAT
DATE: 26/7/2013

Legend

-  Existing creek / waterway
-  Proposed wetland / waterway including water sensitive urban design treatment
-  Proposed lot boundary
-  Proposed building
-  Pre development contours (1.0 metre interval)
-  Assumed building entry
-  Proposed public open space adjoining buildings
-  Proposed garden bed (planting plan to later details)
-  Proposed road and carpark
-  Proposed 1200mm wide (min.) concrete footpath
-  Proposed granitic sand path / pavement
-  Proposed feature pavement to designate building entry / outdoor recreation space
-  Proposed small - medium indigenous tree
-  Proposed medium - large indigenous tree
-  Location of proposed bicycle racks

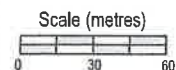


Planning and Environment Act 1987
BALLARAT PLANNING SCHEME
DEVELOPMENT PLAN OVERLAY
 Development Plan Schedule No. 8
 Signed.....
 Authorised Officer for and on behalf of the
CITY OF BALLARAT
 DATE..... 26/7/2013

NOTES:
 1.0 Preliminary plans prepared by TCM Group Pty. Ltd.
 Refer to Job Ref. 10363-02
 2.0 The level of streetscape and public open space detail shown on this drawing is preliminary only. Further consultation with the University / developers / consultant team etc. and associated landscape documentation is required to finalise and confirm the layout, levels, species, materials, colours, quantities etc.

AMENDMENT:
 18.04.2013 Clarification of pedestrian pathway surface material.

NOTE:
 Refer to Drawing 1249-PP03 for details of key landscape areas surrounding the proposed development.



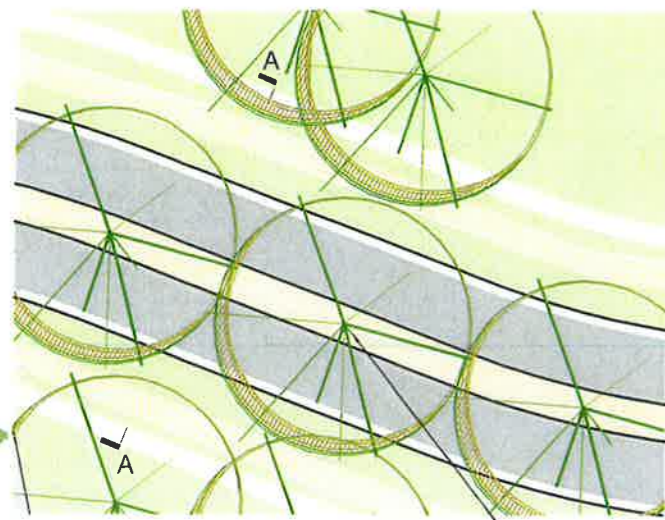
Prepared for: University of Ballarat & TCM Group
 Date: September 2012
 Amendment Date: April 2013
 Scale: 1:1500 @ A1 sheet size
 Drawn: DH / JK
 Drawing No: 1249-PP02

LANDSCAPE CONCEPT PLAN - UB TECH PARK 2

UNIVERSITY DRIVE, MT HELEN

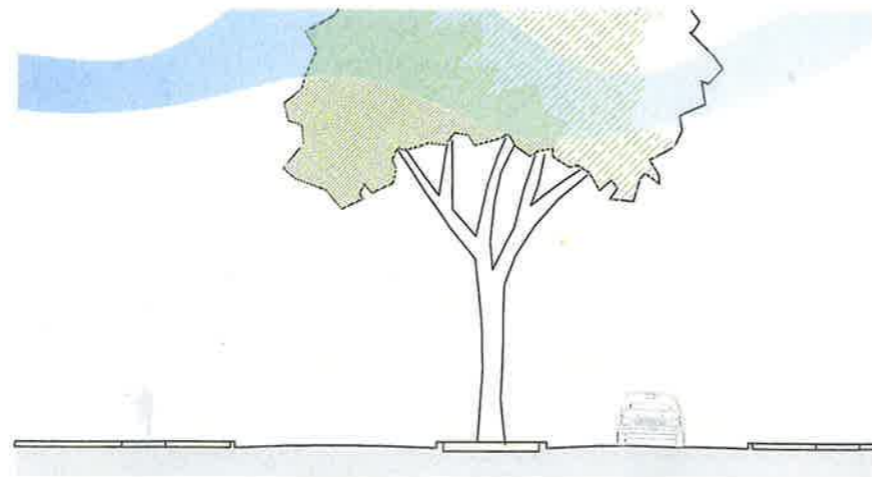
Prepared by:

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 E office@shantohay.com

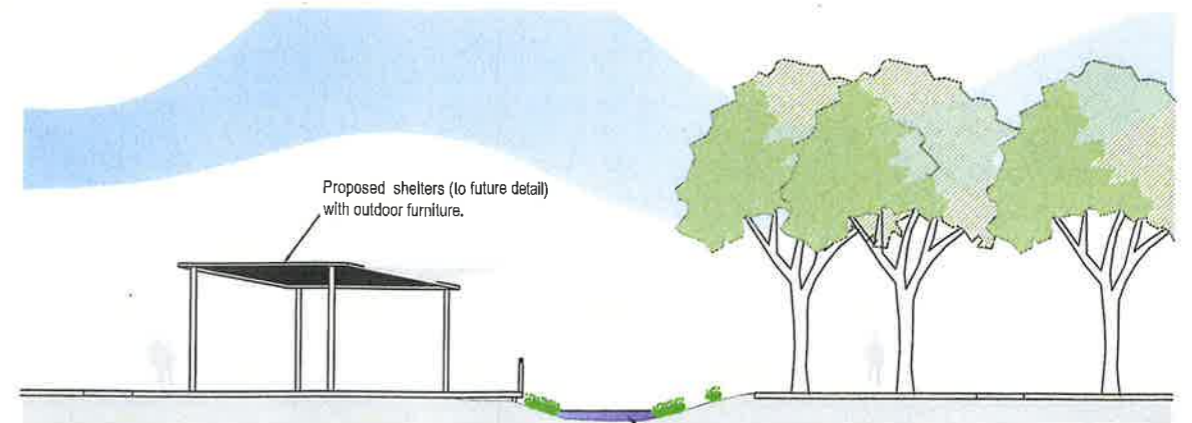


ENTRY ROADWAY DETAIL
Plan - Scale 1:200

Proposed entry planting feature within median strip to include selected medium - large indigenous trees planted at 8-12 metre (nom.) spacings within a granitic sand mulch.



ENTRY ROADWAY DETAIL
Typical Elevation (A-A) - Scale 1:100



CENTRAL WETLAND ZONE - DETAIL
Elevation - Scale 1:100

Proposed shelters (to future detail) with outdoor furniture.

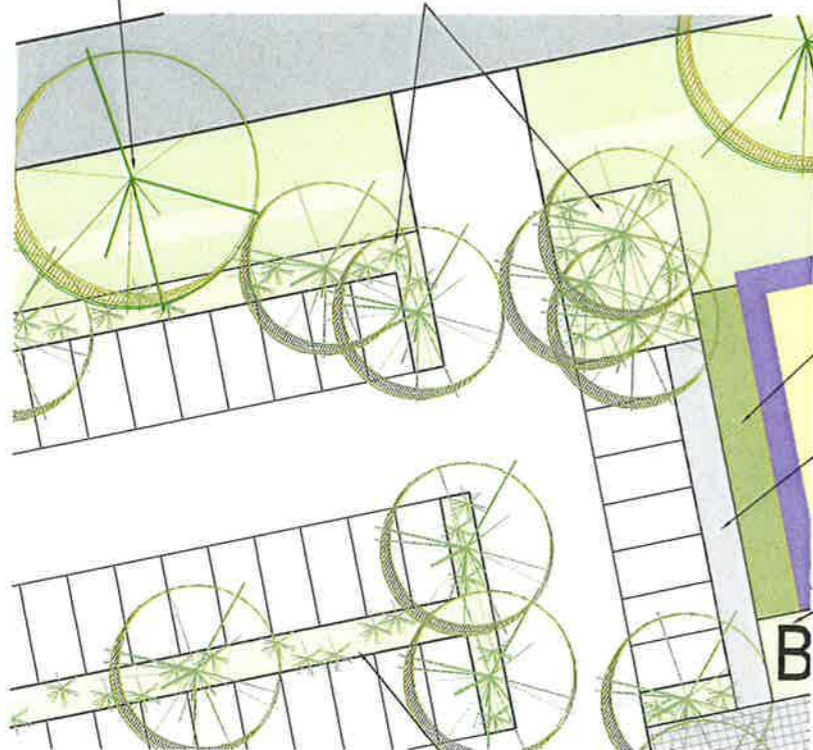
Proposed drainage reserve / waterway and adjoining riparian zone to be developed as a koala habitat link with stormwater treated using water sensitive urban design principles. Refer also to Drawing 1249-PP01 - Vegetation Management Plan.

Legend

- Existing creek / waterway
- Proposed wetland / waterway including water sensitive urban design treatment
- Proposed lot boundary
- Proposed building
- Pre development contours (1.0 metre interval)
- Assumed building entry
- Proposed public open space adjoining buildings
- Proposed garden bed (planting plan to later details)
- Proposed road and carpark
- Proposed 1200mm (min.) wide concrete footpath
- Proposed granitic sand path / pavement
- Proposed feature pavement to designate building entry / outdoor recreation space
- Proposed small - medium indigenous tree
- Proposed medium - large indigenous tree
- Trees to be removed
- Proposed bicycle racks

Proposed streetscape planting of medium - large sized indigenous trees planted into a grassed naturestrip.

Carpark entry highlighted with feature planting of small - medium sized native trees underplanted with selected native bladed plants. Garden bed to be mulched with granitic sand.



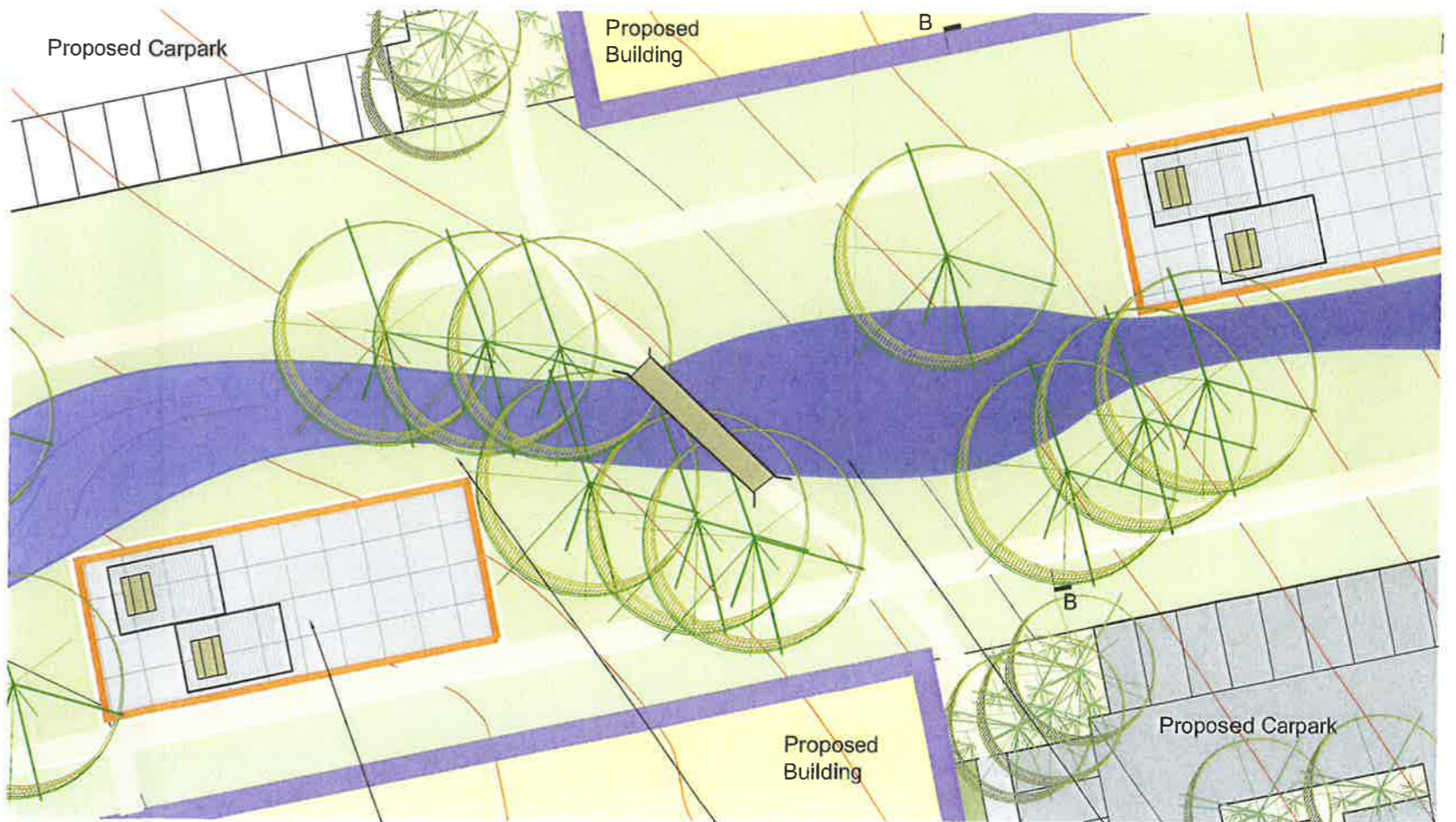
TYPICAL CARPARK DETAIL
Plan - Scale 1:200

Planting beds within carpark to be mulched with granitic sand and planted with clumped native feature trees and small groups of selected indigenous plants. Planting design / layout allows pedestrian access through the carpark garden beds.

Proposed garden bed adjoining building. Planting to later detail.

Exposed aggregate concrete pedestrian pathway.

Proposed bicycle racks to be allocated out the front of each building entry.



CENTRAL WETLAND ZONE
Detail Plan - Scale 1:200

Proposed outdoor recreation areas to typically include:
- feature pavement
- picnic shelter(s)
- outdoor furniture & lighting.

Proposed pedestrian bridge and associated paths located to maximise pedestrian linkages between buildings.

Proposed drainage reserve / waterway and adjoining riparian zone to be developed as a koala habitat link with stormwater treated using water sensitive urban design principles. Refer also to Drawing 1249-PP01 - Vegetation Management Plan.

NOTES:
1.0 Preliminary plans prepared by TGM Group Pty. Ltd. Refer to Job Ref. 1093492
2.0 The level of streetscape and public open space detail shown on this drawing is preliminary only. Further consultation with the University / developers / consultant team etc. and associated landscape documentation is required to finalise and confirm the layout, levels, species, materials, colours, quantities etc.

AMENDMENT:
16.04.2013 Clarification of pedestrian pathway surface material.

Prepared for: University of Ballarat & TGM Group
Date: September 2012
Amendment Date: April 2013
Scale: As shown @ A1 sheet size
Drawn: DH / JK
Drawing No: 1249-PP03

LANDSCAPE CONCEPT DETAILS - UB TECH PARK
UNIVERSITY DRIVE, MT HELEN

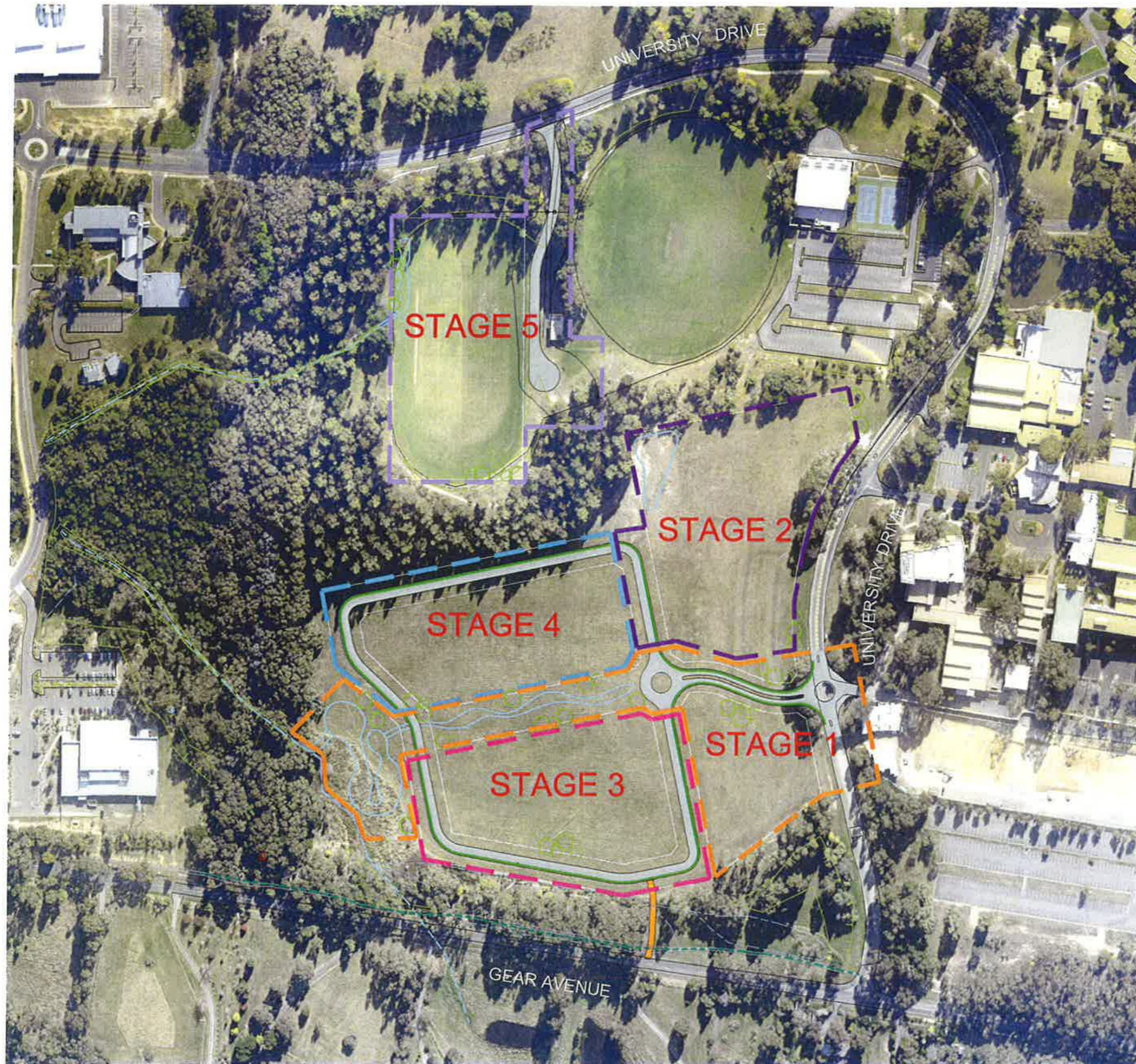
Planning and Environment Act 1987
BALLARAT PLANNING SCHEME
DEVELOPMENT PLAN OVERLAY
Development Plan Schedule No. 8

Signed: _____

Authorised Officer for and on behalf of the
CITY OF BALLARAT

DATE: 7/6/17/2013

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WATTLE FLAT VIC 3352
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Planning and Environment Act 1987
BALLARAT PLANNING SCHEME
DEVELOPMENT PLAN OVERLAY
 Development Plan Schedule No. 8
 Signed.....
 Authorised Officer for and on behalf of the
CITY OF BALLARAT
 DATE 26/7/2013

STAGING PLAN - (BASED ON LAYOUT OPTION No. 2)
 SCALE 1:1500

PRELIMINARY DRAWING
 NOT TO BE USED FOR CONSTRUCTION

ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	DESIGNED	DATE	SCALE	SHEET SIZE	APPROVED	DATE	CLIENT	PROJECT	DRAWING TITLE	TGM REF. No.	SHEET	REV		
01	PRELIMINARY	06/10/12	CL							C. LOADER	JULY 2012	AS SHOWN	A1			TGM Group Ballarat 1316 Shurt Street Ballarat Vic 3350 T 03 5330 8888 F 03 5333 3816 PO Box 683W Ballarat West Vic 3350 ABN 11 125 508 401 www.tgmgroup.com JAS-ANZ Accredited: Quality ISO 9001 - OHS ASANZ 4801 - Environment ISO 14001	University of Ballarat Learn to succeed	OVERALL DEVELOPMENT PLAN TECHNOLOGY PARK - STAGE 2 MT HELEN	STAGING PLAN OPTION 2	10963-02	D04	5	02
02	PRELIMINARY	13/6/13	A.T																				

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Our Ref: 69009-682892-692544
Telephone: 5329 5511
Fax: 5329 5582
TRAX Ref: loa



19 July 2013

Darren Trigg
General Manager
TGM Group P/L
PO Box 563w
BALLARAT VIC 3350

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BALLARAT PLANNING SCHEME
DEVELOPMENT PLAN OVERLAY
Development Plan Schedule No. 8
Signed.....
Authorised Officer for and on behalf of the
CITY OF BALLARAT
DATE..... 26/7/2013

Dear Darren,

FIRE RISK MANAGEMENT PLAN
Stage 2 – Technology Park – University of Ballarat Mount Helen Campus

CFA has reviewed the Fire Risk management Plan (FRMP) for Stage 2 – Technology Park, University of Ballarat Mount Helen Campus (dated July 2013) and referenced Drawing No: 1249-FRMP01 (amendment July 10th, 2013), provided as part of the DPO8 response to the City of Ballarat.

CFA endorses this Fire Risk Management Plan, which we consider will, when implemented, provide an acceptable level of mitigation against bushfire which may occur in the vicinity.

If you require further assistance on this matter, please contact me on 5329 5511.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Michael Boatman'.

Michael Boatman
Manager Community Safety
CFA Grampians Region

GRAMPIANS REGION

Headquarters
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Fire Risk Management Plan

Stage 2 – Technology Park

University of Ballarat Mount Helen Campus



July 2013

Planning and Environment Act 1987
BALLARAT PLANNING SCHEME
DEVELOPMENT PLAN OVERLAY
Development Plan Schedule No. 8

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26/7/2013

1.0 Introduction

This document forms an integral component of the response to DP08; Schedule 8 to the Development Plan Overlay (DPO) of the Ballarat Planning Scheme.

The document provides guidance, regulation and recommendations for the potential risks, consequences and management objectives to mitigate the impact of a bushfire in the expansion of and the construction of buildings in the Technology Park, Mount Helen.

The proposed development plan and potential subdivision of the site is not currently subject to the BMO and/or WMO; however it is anticipated that a future amendment to the BMO will likely include this land.

The University of Ballarat Technology Park is cognizant of the CFA guidelines for subdivision in bushfire-prone areas, the subsequent considerations of compliance requirements for WMO's and Clause 52.47 of the City of Ballarat Planning Scheme.

2.0 Site

The site is an amalgamation of Lots 1 and 2 on TP 127144 which are enclosed by Gear Avenue to the south and University Drive to the north and east. The land forms the south-west segment of the University of Ballarat, Mount Helen Campus.

The site predominately fronts Gear Avenue and University Drive; vehicle access and egress to the development site will be via University Drive. There is to be no direct formal access and egress to Gear Avenue.

A detailed existing conditions feature plan indicating the key elements of the site are provided as part of the DPO response on drawing 10963-02 D02 of 5.

3.0 Topography

The site generally has an undulating topography, grading from University Drive to the west; towards the existing informal wetlands and waterway. The topography replicates the increase in height continuing east from the Canadian Creek corridor.

A detailed existing conditions level (contour) plan indicating the key elements of the site is provided as part of the DPO response on drawing 10963-02 D02 of 5.

4.0 Vegetation

There is dense vegetation immediately to the west and north-west of the site which provides wildlife linkages, particularly for the koala habitat. The densely treed area is intersected with walking tracks providing linkages between the University Campus and the existing Technology Park.

There are also important vegetation assets to the south fronting Gear Avenue which provide a buffer screen to the rural residential land.

Considering the canopy coverage of the predominately eucalypt species and the understory of mainly wild grasses, the vegetation abutting the Development Plan site is considered to be assessed as 'medium open forest'.

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4.1 Vegetation Management

The existing vegetation has a strong native character with extensive wildlife and environmental benefits; hence it is predominately to be protected as part of the development.

However there is medium to high Gorse and weed infestation in the under-storey which should be eradicated and removed. Non indigenous parent trees and shrubs that contribute to on-going weed mass and associated high fire risk should also be removed. Site disturbance and damage to the soil should be minimised as this will encourage weed growth.

In general the following management parameters for existing and future vegetation should be implemented as part of an overall plan for the inner and outer defendable space zones:

Inner Zone

- Within 10metres of buildings flammable objects such as plants, mulch, debris etc. are to be removed from vulnerable areas i.e. eaves, decks, windows, doors etc.
- Trees and branches shall not overhang the roof line, touch the walls or other elements of buildings
- Grass must not exceed 50mm in height
- All leaves and vegetation debris shall be removed at regular intervals
- Small shrubs, weeds and gorse should be removed from within 1.5 times the mature height of the tree

Outer Zone

- Grass must not exceed 100mm in height
- All leaf and debris slashed and mulched
- Clumps of shrubs greater than 10m² shall be separated by more than 10metres
- Trees and shrubs should not form a continuous canopy
- Tree branches within 2metres of the ground should be removed

Vegetation management can be implemented through a combination of key initiatives including:

- Cool/Controlled burning of the understory areas
- Regular grass/understory maintenance through the use of a brush cutter
- The use of herbicides
- Pruning/lopping

All eradicated vegetation, mulch, grass, debris etc. should be removed from the area and not stockpiled or mounded as this will increase the opportunity for weed growth.

Detailed vegetation management requirements are provided on the Fire Risk Management Plan drawing No. 1249-FRMP01 (Amendment July 10th 2013) in accordance of the DPO response.

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5.0 BMO Standards

Considering the Development Plan is a potential subdivision of less than ten (10) lots the requirement for BAL-29 is appropriate.

In accordance with Table 1 of Clause 52.47 the minimum 'Defendable Space' requirements considering a less than 5° downslope are 32 metres for the inner zone and a further 16 metres for the outer zone i.e. a total of 48 metres.

6.0 Water Supply

The design and implementation of road and services infrastructure for the subdivision shall include the provision and location of a suitable reticulated water supply and hydrant arrangement for the development plan layout. The design and implementation of the reticulated water supply and hydrant arrangement shall be in accordance with the specific requirements and specifications of the CFA.

The provision of a reticulated water supply and hydrant layout shall satisfy the CFA's minimum requirements as generally outlined in the water supply and access for subdivision guidelines.

The development of each individual site must consider and assess the dedicated static water supply requirements of the BMO. Each individual development site must satisfy the water supply objective of Clause 52.47-10. Table 4 of the CFA Guidelines for meeting Victoria's Bushfire Planning requirements (copy attached) provides guidance for the minimum static water supply requirements to meet the BMO objective. It is acknowledged that the CFA may modify the requirements for minimum static water supply for individual sites on a case-by-case basis provided the development can adequately demonstrate provision of other suitable fire fighting infrastructure.

7.0 Access & Egress

Vehicle access and egress for the development site will be via University Drive. The design and construction of the formal access and egress locations and the internal road network for the development shall satisfy the CFA's minimum requirements as generally outlined in the water supply and access for subdivision guidelines.

Whilst there is no direct formal access and egress to Gear Avenue a 3.50 metres wide dedicated all-weather fire track will be provided for emergency purposes.

The provision of fire access and egress is indicated on the layout plan Drawing 10963-02 D02 of 5 which forms part of the DPO response.

8.0 Building Siting, Construction & Landscaping

In siting a building the minimum standard distance from the bushfire hazard is the most effective means of minimizing bushfire risk. The proposed Development Plan utilizes the road network and potential car park areas of the individual development sites as a potential means of providing the minimum inner and outer zone protection standards.

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During design development of each site the individual siting of buildings should maximise the defensible space and readily consider the required BAL-29 Standard requirements in addition to the slope, orientation and vegetation in the context of bushfire risk.

The design and materials of a building can assist in minimising the impacts of ember attack and radiant heat on a building. The design and use of construction materials for individual buildings shall reference the Australian Standard AS3959-2009 Construction of Buildings in Bushfire prone areas.

Some key elements in the design of individual buildings shall include:

- Preventing the accumulation of debris; particularly for roofs
- All intakes covered with ember guards
- The use of ember guards on all gutters
- All refuse bins areas should have closed lids

The bushfire protection measures within the BMO and Clause 52.47 of the City of Ballarat Planning Scheme shall be considered in the context of landscape risk when designing individual buildings.

The CFA's Landscaping for Bushfire publication should also be referenced; this document outlines four (4) key principles to reduce bushfire risk within the defensible space:

- Create defensible space
- Remove flammable objects from around the building
- Break up fuel continuity
- Carefully select, maintain and locate trees

Some of the key initiatives to consider in the landscape design for individual buildings should include:

- The use of non-combustible materials and treatments within 2 metres of the building
- Vegetation within 10 metres of the building is not to exceed 1.5 metres and not cover more than 30% of the available ground area
- Clumps of shrubs should not exceed 10m² and shall be separated by a minimum of 5 metres

9.0 Emergency Management Plans

For individual sites the development of a Bushfire Emergency Plan (BEP) is likely to be a key component of the Occupational Health & Safety policy. The CFA have prepared an interim document; Guide to developing a Bushfire Emergency Plan in Victoria (Interim July 2012) to assist in the preparation and implementation of a BEP for developments to manage bushfire risk within bushfire prone areas.

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Legend

- Existing creek / waterway
- Proposed welland / waterway including water sensitive urban design treatment
- Proposed lot boundary
- Proposed building envelope
- Pre development contours (1.0 metre interval)
- Existing vegetation to be protected and retained from development works
- Primary Koala Habitat
- Trees to be removed
- Proposed Koala Linkage Vegetation (PKV)
- Proposed Inner & Outer Zones of Defendable Space as per Fire Risk Management Plan prepared by TGM
- Proposed public open space adjoining buildings
- Proposed gravel mulched garden bed (planting plan to later details)
- Proposed road and carpark
- Proposed 1200mm wide (min.) concrete footpath
- Proposed granitic sand path / pavement
- Proposed feature pavement to designate building entry / outdoor recreation space
- Proposed small - medium indigenous tree
- Proposed medium - large indigenous tree
- Location of proposed bicycle racks



GENERAL MANAGEMENT NOTES FOR INNER & OUTER ZONES LANDSCAPE REQUIREMENTS

The landscape proposal for the University of Ballarat's proposed Tech Park - Stage 2 has been developed to convey the intent of the style and type of landscape works which would be undertaken as part of the development. The proposed building envelopes are indicative of the extent of the building areas & form. Further detailed drawings by Architects to convey building entry, exit, windows are required. Similarly landscape details are all subject to further development prior to construction being undertaken.

In response to the CFA requirements it is proposed that the following principles be adopted to ensure compliance with the Bushfire Management Overlay

- Inner Zone Requirements**
- Within a 10 metre zone from the building, flammable objects such as plants, mulch or 5 tonnes must not be located near vulnerable parts of the building, such as windows, decks & eaves
 - Propose 3 garden beds around the building entry to consist of non-flammable stone or gravel type mulch. Proposed plantings to be low flammable type and be planted away from any proposed windows or doors and be planted in a sparse planting arrangement.
 - Trees must not overhang the roofline of the building, touch walls or other elements of a building. This is to be considered during the preparation of a detailed planting plan for each building.
 - Grass must be no more than 5 centimetres in height. All lawns and vegetation debris must be removed at regular intervals. This should be managed as part of the ongoing maintenance requirements of the site.
 - Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
 - This is to be considered during the preparation of a detailed planting plan for each building. The proposed landscape plan has minimal shrub planting within the inner zones to maximise the public view lines & surveillance throughout the campus and proposed parklands.
 - Plants greater than 10 centimetres in height at maturity must not be placed directly in front of a window or other glass feature.
 - Tree canopy separator of 2 metres and the overall canopy cover of no more than 15 percent at maturity.

Outer Zone Requirements

Compliance with the outer zones requirements will need to be considered and demonstrated during the preparation of the planting plan for each building. A management plan should be prepared for the grounds along the interface with the existing native vegetation. The plan will need to document the ongoing maintenance requirements of the existing & proposed vegetation to demonstrate compliance with CFA requirements.

- Groundstorey Flora Management**
- CFA Management Requirements for Ground Flora:**
- Grass must be no more than 10 centimetres in height and leaf and other debris mowed, stacked or mulched.
 - In shrubby environments, clumps of shrubs no greater than 10 square metres in area must be separated by each other by a minimum of 10 metres.
- Vegetation management requirements for ground flora vegetation throughout the existing vegetation on site can be achieved by a number of means. The method of vegetation management may vary from year to year and season to season. The effectiveness of vegetation management can be assessed on a performance basis with the assessment criteria clearly stated by the CFA for outer zone vegetation management. Methods of achieving the required vegetation management outcomes within these areas include:
1. Cool controlled burning of the understorey layer. The frequency and distribution of cool burns within the existing vegetation to be based on the advice of an ecologist. Although labour intensive and very weather dependent, burning is a most effective method of periodically (i.e. approximately every 4 to 6 years) reducing fuel loads at ground level and compliance with maintaining grass at or below 10cm high. The use of cool burning as a management tool can be considered on a seasonal basis with ongoing discussion with the CFA and DSE as required, to assess the merits of any proposed cool burning program. The CFA requirements can be complied with on a performance basis with the extent of vegetation management / compliance works assessed seasonally.
 2. The maintenance of grass / understorey vegetation throughout the existing vegetation within the CFA requirements (less than 10cm high) between the controlled burns will need to be undertaken manually. The ground conditions within the vegetation typically prohibit the use of a mechanical slasher. Understorey vegetation management will in many locations need to be implemented by a brush cutter. The frequency of brush cutting understorey vegetation will be seasonally dependent and typically based on rainfall levels during winter and spring. To comply with CFA requirements the land manager should allow a brushcutting program throughout these areas at least 2 - 3 times a year.
 3. Where fire is not used as a management tool, the volume of slash / debris generated during the initial brush cutting program will be significant in some places throughout the existing vegetation. All debris generated during the initial works should be removed from these areas to avoid increasing the fuel loads at ground level. Once the understorey layer has generally been modified to CFA requirements then ongoing brushcutting will not generate significant volumes of fuel that will require removal.
 4. Do not pile up and burn slash within the existing vegetation as this will create a fire of intense heat that will destroy any indigenous so it should be stored, create a bare patch and potentially allow the opportunity for weed species to establish.
 5. As a priority, control woody weeds within the vegetation by either selective herbicide application or manual removal (including grubbing) of the roots or cutting and painting the stem with undiluted herbicide. Weed removal will contribute to a direct reduction of ground level fuel in these areas. Removal of an ongoing weed seed source and improved ground flora diversity. Ensure removal of all weed slash / debris from the site.
 6. Understorey shrub density will need to be identified, reviewed and in some places modified (by shrub removal) to comply with the CFA management requirements of shrubs no greater than 10 square metres in area must be separated by each other by a minimum of 10 metres.
 7. Ground flora / understorey species should only be removed where the plant density and height does not comply with the CFA outer zone management standards. It is critical that maximum CFA compliant understorey plant densities are maintained throughout these areas to minimise erosion potential, associated siltation and to maximise the floral values of the existing vegetation.

- Middlestorey Flora Management**
- CFA Management Requirements for Middlestorey Flora:**
- Shrubs and trees should not form a continuous canopy.
 - Tree branches within 2 metres of ground level should be removed.
- Specific management recommendations for middle storey flora vegetation throughout the existing vegetation to ensure compliance with the CFA inner & outer zone requirements are as follows:
1. Prune all side branches from small trees and shrub trees that constitute middlestorey flora up to a height that provides a minimum 2.0 metre clearance between ground level and the lowest branching canopy, or 2.0 metres from ground level to the point of branch attachment of the trunk - whichever is lower. Pruning to be supervised by an approved arborist in accordance with the pruning guides provided in Position of Aridity Trees AS4373-2005.
 2. No branches or tree debris generated by the implementation of the vegetation management works are to be left on site as this will add to the fuel loads within the existing vegetation.
 3. Shrub and middlestorey seedlings that have regenerated within these areas should be retained and protected to allow for the establishment of future generations unless the location of the seedling and its canopy form and density has the potential to carry a ground level fire into the tree canopy. Where the canopy of shrub and middlestorey seedlings has the potential to carry a fire into the tree canopy the seedling should be removed.
 4. Ground flora / middlestorey species should only be removed where the plant density and height does not comply with the CFA outer zone management standards. It is critical that maximum CFA compliant middlestorey plant densities are maintained throughout these areas to minimise erosion potential, associated siltation and to maximise the floral values of the existing vegetation.

- Upperstorey Flora Management**
- CFA Management Requirements for Upperstorey Flora:**
- Tree branches within 2 metres of ground level should be removed.
 - Trees may have an overall canopy cover of no more than 20% at maturity without shrubs in the understorey.
- The natural 'self shedding' of the side branches of the Eucalyptus within the existing vegetation will result in minimal management intervention to prune these trees. Specific management recommendations for upperstorey vegetation throughout the existing vegetation to ensure compliance with the CFA inner & outer zone requirements are as follows:
1. Remove all non indigenous plants from the existing vegetated areas. Engage an experienced tree faller to minimize damage to indigenous vegetation. No tree debris is to be left on sites this will add to the fuel loads within the existing vegetation. No permits are required for removal of this vegetation. Removal of the non indigenous trees / shrubs will reduce the fire hazard / fuel loads within these areas.
 2. Prune all side branches from the tree trunks up to a height that provides a minimum 2.0 metre clearance between ground level and the lowest branching canopy, or 2.0 metres from ground level to the point of branch attachment of the trunk - whichever is lower. Pruning should be supervised by an approved arborist in accordance with the pruning guides provided in Position of Aridity Trees AS4373-2005.
 3. No branches or tree debris generated by vegetation management works to be left on site as this will add to the fuel loads within these areas.
 4. Tree seedlings that have regenerated within these areas should be retained and protected to allow for the establishment of future generations unless the location of the seedling and its canopy form and density has the potential to carry a ground level fire into the tree canopy. Where the canopy of seedlings has the potential to carry a fire into the tree canopy the seedling should be removed.
- The CFA requirements can be complied with on a performance basis with the extent of vegetation management / compliance works assessed seasonally. The extent of these works will vary from season to season based primarily on rainfall and associated understorey growth. The CFA vegetation management requirements are clearly stated and can be easily assessed for compliance by relevant authorities.

DEFENDABLE SPACE:
In accordance with Table 1 of Clause 52.47 the minimum 'Defendable' Space requirements considering a less than 5° downslope are 32 metres for the inner zone and a further 16 metres for the outer zone i.e. a total of 48 metres.

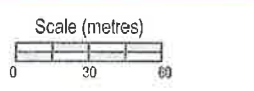
The Inner & Outer Zones have been calculated from the boundary of each Lot and offset appropriately.

New 3.50 metre wide fire track with removable bollards at each end over existing waterway.

NOTE:
The anticipated impact of the proposed development on the surrounding vegetation has been considered without an understanding of final development levels. An evaluation of the precise level of development impacts on adjoining vegetation can only be made once final levels have been produced. The majority of vegetation in close vicinity to the proposed development works are non indigenous, planted species.

NOTES:
1. Preliminary plans prepared by TGM Group Pty Ltd. Refer to Job Ref: 1629-02
2. The level of site works and public open space extent shown on this drawing is preliminary only. Further consultation with the University of Ballarat / consultants etc. and assessment of final capacity is required prior to finalisation of the layout, levels, species, and other relevant details.

AMENDMENT NOTE:
July 10, 2013
Development of 'Fire Risk Management Plan' to meet requirements for CFA endorsement including the delineation of the Inner & Outer Zones for Defendable Space.



Prepared for: University of Ballarat & TGM Group
Date: September 2012
Amendment Date: July 2013
Scale: 1:1500 @ A1 sheet size
Drawn: DH / JK
Drawing No: 1249-FRMP01

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FIRE RISK MANAGEMENT PLAN - UB TECH PARK 2
UNIVERSITY DRIVE, MT HELEN