



# ratio consultants newsletter August 2009

this months featured project is....

## Business Park re-zoning: Bacchus Marsh Road, Geelong.

Ratio Consultants, in associated with Stephen D'Andrea Design and Matthew McFall Architects, has recently been successful in rezoning 12 hectares of land in northern Geelong from Residential 1 to a Business 3 Zone to facilitate the development of a high amenity Business Park. Reachy Pty Ltd, the owners of the land, engaged Ratio to maximise the development potential of land that was heavily influenced by an abattoir and the recently constructed Geelong Ring Road.

After undertaking a strategic review of all commercial and industrial land in the Greater Geelong area, Ratio negotiated with the City of Greater Geelong support for the conversion of the land for a business park. After the development of water sensitive urban design guidelines, extensive discussions with VicRoads regarding the future treatment of Bacchus Marsh Road by our traffic engineers and on-going consultation with objectors and referral authorities, the matter went before a Panel in May with full support.

With the preparation of planning and design guidelines, and a Design and Development Overlay to guide the future development of the site, our client is ecstatic are the outcome for their investment. Oliver Hume, a joint partner in the venture, is now proceeding with the development of the site. Watch this space.....



## More recognition for Ratio . . .

The Australian Constructors Association (ACA) and Engineers Australia recognise building the nation's infrastructure through the presentation of the industry's most prestigious award, the Australian Construction Achievement Award (ACAA). This year the CBW (Corner of Bourke and William) project was one of the finalists in the ACA Award.

Ratio Consultants was engaged by Australian Super Developments and Brookfield Multiplex to take this project from planning to construction. Involving the demolition of the existing buildings and the construction of two separate towers at 181 William Street and 550 Bourke Street, the two towers were constructed over a shared three level basement car park. Ratio Consultants gave traffic engineering advice on the planning of the basement car park and loading docks as well as prepared a Traffic Impact Report for inclusion in the town planning submission. Ratio Consultants also prepared a Construction Traffic Management Plan for both the demolition of existing buildings and construction of new towers. The two buildings are the first privately-owned office towers in Australia to achieve 5-star Green Star office design ratings.



## Royal Melbourne Hospital Masterplan . . .

Ratio Consultants, working together with Billard Leece Architects, had prepared a Traffic and Transport Strategy for the Royal Melbourne Hospital Masterplan, with the aim of improving the overall traffic and transport strategy and to facilitate future expansion at the Hospital.

The study reviews the existing traffic and transport infrastructure at the City Campus and the Royal Park Campus of the Royal Melbourne Hospital, modelling the existing conditions and projecting likely future traffic and transport requirements to support the proposed expansion of the Hospital.

A range of recommendations have been developed to ensure that the long term traffic and transport needs of the Hospital, staff and visitors are met in a safe manner.

The recommendations also encourage a greater shift to the use of sustainable transport modes to create a healthier community.

The study also embraces the traffic and transport component of the Green Building Council of Australia's Green Star – Healthcare v1 tool, with substantial provision for bicycles and connection to future mass transport (i.e., future underground connection to proposed Parkville Railway Station as outlined in the Victorian Transport Plan).



This issue, we cast our eyes on . . . . .

Simon Martin

**Passions:**

Surfing and everything to do with the beach as well as the Carlton Football Club – and travel.

**Favourite Website:**

www.wannasurf.com – it profiles surf spots in every country, beach and coastal town throughout the globe, perfect website to dream of exotic and remote places I hope to get to one day in my life.  
I also love www.carltonfc.com.au to get my fix of biased one eyed Carlton commentary and reports.

**Happiest day of your life:**

The day I stepped onto a Qantas jet to commence my two year adventure across the globe.

**What am I reading right now:**

The Age & Herald Sun.



ratio

## Pedestrians take the lead

Roundabouts have long presented the urban planner with a design paradox. Whilst they provide a good traffic engineering solution for vehicles, the design has traditionally offered little in the way of safe crossing opportunities for other road uses, especially pedestrians and cyclists.

Now in the age of sustainable transport initiatives, this situation is starting to change. In activity centres and other busy pedestrian precincts, Councils are turning the tables and shifting priority away from vehicles by creating safe and comfortable crossings for pedestrians. Typical treatments include raised zebra crossings on the roundabout approaches which give pedestrians priority over vehicular traffic.

One Council leading the way in pedestrian initiatives is Port Phillip, and they have recently evaluated the performance of a roundabout with pedestrian treatments in South Melbourne. The treatment of the Cecil Street / Coventry Street roundabout includes raised zebra crossings on each of the roundabout approaches. (*Elwood crossing shown below*).



The study was undertaken by the Monash University Accident Research Centre and showed that the pedestrian facilities produced observable improvements in convenience and safety for pedestrians. The positive outcomes for pedestrians were shown to be directly related to reduced vehicle speeds through the roundabout, which is usually a key factor in accident severity.

Ratio is currently working with a number of metropolitan and rural Councils to enhance pedestrian environments. In many instances, there is ample opportunity to create a safe and friendly environment for pedestrians if a balanced approach to the road network is taken.

## Ratio just keeps on growing . . .

Ratio is delighted to announce that we are currently on the look for new staff to supplement the existing team.

Whilst the GFC still lingers, Ratio is proud of its record in retaining staff during this difficult time. Thanks to clients and other contacts who have supported us in the past 18 months. We look forward to returning the favour.

So if you know any decent town planners or traffic engineers looking for work, let us know . . .

## What's going on in Warrnambool???

A select Traffic Team at Ratio are in the process of completing a Parking Precinct Plan and Traffic Management Strategy for the Warrnambool City Centre, at the hub of one of the major regional Victorian south coast townships. The Team comprises Russell Fairlie, Tina Webb, Hayley McFadden, Geoff Fairlie and Andrew Zivanovic. The Precinct Plan aims to ensure that the redevelopment and expansion of the Warrnambool City Centre will provide a suitable level of parking and mobility for all users within the Town Centre and places a much greater emphasis on pedestrian, cycle and public transport safety and mobility.

The investigation has a general focus on the existing/proposed parking supply and demand, pedestrian travel, vehicle traffic flows, cycling infrastructure, crash analysis, policy reviews and comparisons with similar regional activity centres. It is expected that once completed, recommendations provided by Ratio Consultants will establish a well defined list of actions for the City of Warrnambool to create a more sustainable and vibrant city centre.



## New Planning Services a hit!

Following on from February's issue of the Ratio Newsletter, we are happy to advise that the additional planning services offered by Ratio are now in full swing. This modified suite of services provides a cost effective tailored option for a variety of projects including multi-dwelling developments, waste management plans, property reports etc. Whilst Ratio still provides its traditional comprehensive planning services, including pre-application advice, detailed planning submissions and application management, these modified services provide cost effective solutions for smaller projects.

A recent example includes a client seeking a permit for a double storey extension to an existing dwelling in a heritage overlay in Kensington. Ratio was able to provide a site inspection, development advice, a ResCode assessment and detailed covering letter assessing the proposal against permit triggers for only \$2,200.

For more information, visit our website, [www.ratio.com.au](http://www.ratio.com.au) or contact us in the office.

## Ratio achieves the almost impossible....

With the removal of a single dwelling covenant and the development of three contemporary townhouses in Boroondara, without going to VCAT. Yes, it did happen!!!!

Ratio Consultants was engaged by WAF Constructions to obtain planning approval for the redevelopment of the former Social Club of Hawthorn Football Club (37 Linda Crescent, Hawthorn) located adjacent to Glenferrie Oval. The proposal involved constructing three two storey contemporary townhouses with basement car parking.

A key challenge for the project was to prepare an appropriate design scheme on a site that is nestled within one of Boroondara's most pristine residential neighbourhoods, and to recognise the heritage qualities of surrounding period housing identified as being significant under a Heritage Overlay. Additionally, the property was affected by a single dwelling covenant which had to be removed of title.

In collaboration with Steve Domoney Architects, the design brief was fulfilled which included a highly contemporary built form with a diverse pallet of rich, textured materials and finishes.

After working closely with Council Officer's and surrounding residents, Ratio facilitated the approval process to achieve a favourable outcome from Council. Moreover, not a single objection was lodged against the development proposal - a rare feat given the covenant restriction coupled with the period character of housing in the area.

At present the development is reaching the final stages of construction, and we look forward to seeing the final design product in the near future.



quirky facts

The average lead pencil will draw a line 35 miles long or write approximately 50,000 English words.

About 10,000,000 people have the same birthday as you.

The average human body contains enough phosphorous to make 2,200 match heads.