



Merry Christmas

# ratio consultants newsletter December 2009

## Romsey Hotel makes waves again...

Ratio is proud of its reputation of being at the forefront of social and economic analysis in Victoria, particularly in the gaming industry. As market leaders in the review of social and economic impacts, Ratio has pioneered the use of a range of demographic tools, such as the Jesuit Social Services (JSS) Ranking, Social Economic Indicators For Areas (SEIFA) and further developed the concept of venue catchments and transfer.

Colleen Peterson, Ratio's leading expert in the field, has been involved with the Romsey Hotel and a request by its owner for the installation of 30 EGMs for the past 3 years. After the matter was originally refused by the Victorian Commission for Gaming Regulation on the basis of community opposition and social detriment, Ms Peterson was engaged to prepare a social and economic impact statement, a peer review of previous work. The matter was appealed to VCAT by the applicant where the then President of VCAT, Justice Morris, overturned the VCGR's decision and granted approval. This decision was in turn appealed by the Shire of Macedon Ranges on the basis that VCAT failed to properly consider the social impact the introduction of gaming machines would have on the well being of the local community.



This appeal was successful and in September 2008, the matter was reheard at VCAT by the current president of VCAT, Justice Bell. Justice Bell handed down his decision in November 2009, 14 months after the hearing. Not surprisingly, the main factor upon which the decision was determined was that of community well being and the impact the introduction of gaming would have on the local community.

With an 88 page decision, we won't even begin to tap into the findings of the Tribunal here, other than to confirm that whilst the Tribunal found there to be a slightly economic positive benefit to the proposal, there was a strong social disbenefit, largely a result of community attitude to the introduction of machines and the impact that the machines would have on community well being. Accordingly, the application was refused.

We understand that the applicant is considering his rights to appeal the decision

Please contact Colleen Peterson for more information.

## Santa's Toy Warehouse Expansion

Ratio Consultants was appointed by Santa Claus Inc. to assist Mr & Mrs Claus with the traffic and transport planning of their toy warehouse expansion. This project involved a 10 000m2 expansion of the existing toy warehouse situated at the North Pole. It was critical that this project was undertaken in a timely manner. The warehouse expansion had to be completed before December to ensure there was no interruption to the deliveries made during the busy December period.

As part of the planning process for this project, Ratio Consultants undertook an AutoTURN swept path analysis for the different vehicles to be used to make deliveries to and from the warehouse development. This included a swept path analysis for Santa's sleigh – a task never previously undertaken. Ratio Consultants also prepared a Traffic Impact Report that assisted Santa Claus Inc. in their planning application to the North Pole Council.

We are happy to report that the project ran smoothly and the warehouse expansion has been completed in time for Christmas.



## Wyndham Harbour Development

Ratio Consultants was appointed by Wyndham Harbour Pty Ltd to assist in the traffic engineering and transport planning of the proposed Wyndham Harbour mixed use harbour and residential community development in Werribee South. Wyndham Harbour is located 25 minutes drive from Melbourne's CBD and is the only approved location for a safe deep-water marina between Williamstown and Geelong.



Image courtesy of the Wyndham Harbour website

The Wyndham Harbour project involves the construction of 800 marina wet berths, dry storage for 300 boats, residential houses and apartments, aquaculture area, commercial facilities and a marina club.

Ratio, as part of a team of consultants, has been involved for the past five years in the amendment and planning stages of this project. This has included the preparation of a Traffic Impact Report, expert evidence at a Panel Hearing, preparation of functional layout plans for new intersections as well as intersection upgrades and a Transport Management Plan. Ratio has also closely worked through traffic engineering design solutions with both Wyndham City Council and VicRoads for both the proposed development and improvements to the existing surrounding road network.

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



**What makes me angry:**

Elf Unions - they have cornered the toy market, got me by the balls and there is nothing I can do.

**What makes me happy:**

First session of the Boxing Day Test in my Jason Recliner.

**Favourite Website:**

'Men who look like Kenny Rogers' – they may look like Kenny, but lets face it, they are all Santa wannabes...

**Favourite Movie:**

'Bad Santa' - Billy Bob living the dream.

**Favourite Song:**

'I Saw Mama Kissing Santa Claus' - I think we have all seen a yummy mummy or two we would not mind snogging...

**Happiest moment of the year:**

Last minute before sunrise on 25th December - job done, time to go home and get stuck into those beers, ports and whiskies left out by the kiddies that I picked up on the way.

**What am I reading right now:**

'Scroogenomics, Why you shouldn't buy presents for the holidays' – apparently giving money rather than presents is a more economically efficient way to bring happiness to the world, if this sells I see a long overdue retirement not far away



# ratio

## 243 Franklin Street

Ratio Consultants was engaged by Mider Pty Ltd to assist them with the development of an apartment and residential hotel development containing almost 400 apartments in three building forms, ranging in height from 10 to 19 storeys, opposite the Queen Victoria Market.

Whilst the Design and Development Overlay (DDO) affecting the site had a discretionary height limit of 30 metres, the project team, including architect Hayball Pty Ltd, was able to achieve a building height of 56 metres. This was achieved by incorporating a lower building form towards the frontage of the site and a taller building element to the rear, and thus responding to the objectives of the DDO.



The application raised many challenges to the consultant team, including:

- \* The maximisation of a development within the preferred height control limit of 30 metres;
- \* The provision of an appropriate response to the low-scale heritage precinct to the north and the design objectives of the Design and Development Overlay;
- \* The provision of the 'missing piece' of a pedestrian link from Franklin Street through to A'Beckett Street and the integration of vehicle access with the pedestrian link;
- \* The creation of an exemplary contemporary building solution that is respectful of its surrounds and which responds to the irregular shape of the allotment; and
- \* Resolving traffic and access issues.

Ratio and the consultant team undertook pre-application consultation with Melbourne City Council representatives from both the town planning and urban design units. The project team undertook a comprehensive review of the site and surrounding area, including a number of approved but not yet constructed developments to develop a proposal which responded appropriately to the policy, design and heritage constraints of the location.

Council issued a planning permit within 3 ½ months of lodgement, avoiding the need for a VCAT hearing.

## Santa facts



The legend of Santa Claus can be traced back to hundreds of years to a monk named St. Nicholas. He was born at Parara, a city of Lycia, in the year 280 AD. Nicholas's parents died when he was just a teenager. His parents left him a lot of fortune, which made him a rich young man. He was believed to be a very religious person and was known for his kindness to children, protection of sailors and generosity. He became a priest at the age of 19 and later the Bishop of Myra, the capital of Lycia. He died on 6th December 342 AD.

\* Santa has 31 hours of Christmas to work with, thanks to the different time zones and the rotation of the earth, assuming he travels east to west (which seems logical).  
\* This works out to 822.6 visits per second.  
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## Cultural Heritage Management Plans

As many of our clients will be aware, an increasingly common issue in the development industry is the requirement under the Aboriginal Heritage Act 2006 to potentially require a Cultural Heritage Management Plan (CHMP). Significantly, such a review must be undertaken and approval granted, where required, before a town planning permit can be issued.

This requirement has substantial implications for the development of land in Victoria which has been identified by Aboriginal Affairs Victoria as having potential aboriginal heritage significance. Such areas typically include land within 200 metres of a high water mark, including rivers and creeks and include significant amounts of the Mornington Peninsula, as well as numerous Melbourne suburbs such as Kew, Hawthorn, Kensington, Essendon and Ascot Vale.

As a consequence, a review of a site's location with regard to aboriginal cultural heritage is now as important as its zoning. If located in an identified area, a CHMP easily takes up to 3 months for approval, with several applications taking longer. Significantly the requirement for a CHMP will hold up the determination of a planning permit application and accordingly, will increase holding costs associated with the development of land.

Ratio has been involved in a number of recent test cases in relation to whether or not a CHMP is required. It is possible to obtain an exemption for the provision of a CHMP, and such exemptions normally focus on whether or not 'significant ground disturbance' has occurred to the site, thus destroying any possibility of remnant remains. However, as these recent test cases confirm, significant ground disturbance can be difficult to prove with some inconsistencies with the decision making at VCAT.

Ratio strongly advises that prior to purchasing a development site, that you seek advice as to whether a CHMP may be required as it is evident that a CHMP may increase the time and cost of approval. Please do not hesitate to contact Sam D'Amico for further information.

## Monash University New Horizons Project

Ratio Consultants is currently involved with Lyons (Architecture) in the design stages of the proposed \$100 million-plus New Horizons project, a collaboration between Monash University and CSIRO. The new state-of-the-art research and teaching facility will bring together staff from both Monash University and CSIRO with focus on fields such as bio-medicine, aerospace and mineral processing.

The new facility will be built in the Engineering Precinct at Monash University's Clayton Campus, immediately to the east of the existing Multi Level Car Park MLCP (Building 80). Key elements include the provision of a pedestrian crossing along the North Ring Road (linking the CSIRO precinct and the new facility), the conversion of the existing MLCP driveway into a pedestrian friendly zone and ensuring satisfactory heavy vehicle access to/from the existing loading facilities of the surrounding buildings.

Ratio Consultants has provided traffic engineering advice on the vehicular access, pedestrian crossing facilities and traffic calming measures.

We continue to provide progressive traffic inputs on the design elements and look forward to working with Lyons in the successful delivery of the New Horizons project.

