



# ratio consultants newsletter december 2011

this months featured project is:

## 2 Claremont Street, South Yarra

Ratio Consultants is proud to announce the approval of a 20 storey mixed use building at 2 Claremont Street, South Yarra.

Ratio Consultants was engaged by SPEC Property Developments Pty Ltd to provide town planning and traffic engineering advice and submit an application to develop 2 Claremont Street with a mixed use development. Ratio worked closely with Sgourakis Architects to develop a highly contemporary design solution for the site, which met the client's brief.

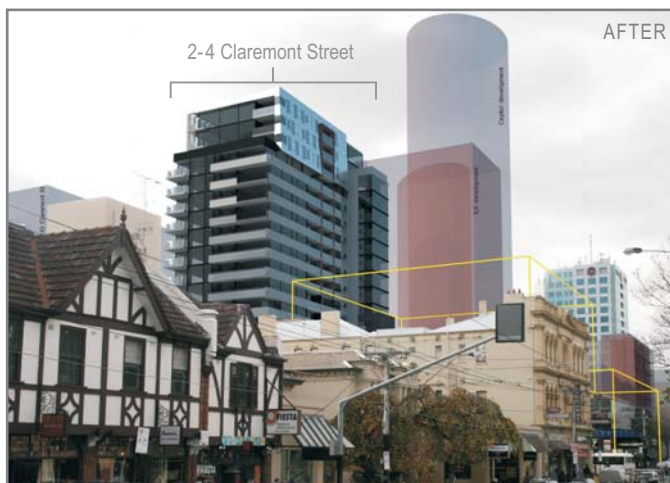
The development will contain ground level shops and offices and a total of 172 apartments.

A total of 121 car parking spaces, 6 scooter bays and 66 bicycle racks will be accessed from 2 vehicle lifts and from a right of way shared with one other commercial development. The use of the laneway and car lifts raised a number of questions relating to manoeuvrability and queuing within the lane.

A principal consideration in this case was one of height. The proposal sought a 60m high built form, 10m taller than the 50m preferred height suggested in the Design and Development Overlay (DDO). Council believed that the 20% increase in height would detract from what the DDO is trying to achieve.

The Tribunal's decision focused on the principle matters of:

- Height and setbacks as viewed from the general precinct (namely Claremont Street and Toorak Road);
- Equitable sharing of development opportunities;
- Loss of amenity to the interior of a neighbouring commercial property; and
- Appropriateness of the vehicle access.



## Footscray Wholesale Fruit and Vegetable Market Moving to Epping

Ratio Consultants has been working with Lend Lease on its traffic planning and engineering for the new Wholesale Fruit and Vegetable Market.

The Victorian Government recently confirmed that the existing Market operations will move to Epping in 2014/15.

Some of the key traffic aspects of the design are:

- 1,640 car parking spaces ● 1,015 truck parking spaces
- 4 kilometres of internal roads (all designed for B-Double trucks up to 26 metres).
- Re-modelling of Cooper Street intersections at Gateway Boulevard and Scanlon Drive as the major signalised access points.

The goal of our traffic input has been to ensure the long term logistical needs of buyers and sellers are catered for via a connected internal and external network of roads and paths.

The safety of road users and the functionality and needs of Market users are the primary focus of our assessment and design.

The current Market, in Footscray, has 30,000m<sup>2</sup> of warehousing (with no capacity to expand). The new site at Epping can easily accommodate over 60,000m<sup>2</sup>.



The above image shows the Market under construction in August 2011.

**Ratio Consultants will close for the Christmas break at 12 noon on Thursday December 22nd and re-open for business on Monday January 9th, 2012 with staff refreshed after the break.**

*The staff at Ratio extend the warmest wishes for the Festive Season and a happy & prosperous New Year*





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### Lilydale Grove - Hawthorn East

Ratio Consultants is pleased to be associated with the recent Council approval of a major mixed use development at 30-32 Lilydale Grove, Hawthorn East.

Ratio Consultants was engaged by Boss Properties Pty. Ltd. to assist in obtaining planning approval for a 9 storey development comprising two ground level office tenancies fronting Lilydale Grove and 89 residential apartments above over three basement levels of parking.

Ratio Consultants provided both planning and traffic engineering support which complemented the exemplary contemporary design and architectural plans prepared by Interlandi Mantesso Architects Pty Ltd.

Following extensive negotiations with Council officers, the development received planning, urban design and traffic engineering support and proceeded to Council's Urban Planning Special Committee Meeting on 20 June 2011 with a glowing offer's recommendation of support. Council overwhelmingly voted to support the application which ultimately resulted in a permit issuing.



Image courtesy of Interlandi Mantesso Architects

The development will be the first of its kind within the area which is generally characterised by buildings ranging between one and four storeys in scale. The development was designed having regard to Council's recently adopted Activity Centres Strategy.

Challenging issues during the application process included:

- The development of a building which sought to respond to the preferred built form character for the area however was significantly different to the existing character of the area;
- The delivery of a 9 storey building where Council's adopted Activity Centre Policy sought to recommend 8 storeys or 30 metres for the site;
- Balancing the aim to achieve an equitable spread of development potential between the subject site and the adjoining sites which have also been earmarked for higher density development;
- Resolving a number of design related issues with Council's Urban Design officer; and
- Resolving traffic and parking issues, particularly parking ratios.



Approximately 115 tons of ocean salt spray enters the earth's atmosphere each second.

The Space Shuttle's main engine weighs 1/7th as much as a train engine but delivers as much horsepower as 39 locomotives.

It takes eight and a half minutes to get from the sun to earth.

The population of the Earth has more than doubled since 1950.

### in the swim . . .

For several years, Ratio has been working with Whitehorse City Council and William Ross Architects on a Master Plan for the upgrading of Aqualink Box Hill (right).

Two other similar projects have recently commenced.

- Frankston Regional Aquatic Centre (Schematic and detailed design) for Frankston City Council, again with Williams Ross Architects.
- Greensborough WaterMarc (Parking Management Plan) being Banyule City Council's major aquatic and fitness centre replacing its old public swimming pool in Greensborough Principal Activity Centre (below).



### National Detector Dog Training Centre

The Ratio Traffic Team is proud to have assisted the Australian Customs and Border Protection Service in obtaining a permit for its new state of the art National Detector Dog Program Facility in Loemans Road, Bulla. The facility is currently being constructed and will comprise Dog Breeding and Development, Training and Operations.

Specifically, the Detector Dog Training Centre will train narcotic and firearms and explosives detector dog teams for Customs and Border Protection as well as for domestic federal, state and territory agencies including police, military and corrective services.

Importantly, the Victoria Detector Dog Unit has been responsible for a number of significant detections of narcotics over the past twelve months and continues to perform an important role in protecting Australia's borders.

The issue for the traffic team was to demonstrate that Loemans Road could support the additional vehicles generated by the staff of the facility. For any further information, please contact Tina Webb.



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