



ratio consultants newsletter may 2011

La Trobe University BRC nears completion . . .

The Plenary Group together with Grocon Constructions and a leading team of consultants including Ratio are close to completing the \$230 million Biosciences Research Centre located within the La Trobe University, Bundoora

The Biosciences Research Centre will be world-class facility for agricultural biosciences research and development and is a joint venture between La Trobe University and the Victorian Government, through the Department of Primary Industries. It will accommodate up to 400 staff, including scientists and support staff and incorporates laboratory space, external glass house and head house, ancillary office space including reception areas, meeting rooms and data centre.

Significant transport initiatives planned by Ratio include limiting the provision of on-site parking (90 spaces for approximately 25,000m² of research floor area) to foster and support more sustainable transport alternatives, the provision of better public transport access with a new bus stop and shelter located along the frontage of the site, motorcycle and bicycle parking and improved pedestrian facilities and access within the vicinity of the site. Ratio also assisted with the functional design of commercial vehicle loading and wash down facilities for semi-trailers.

Construction of this exciting project commenced in June 2009 with the facility planned to be fully operational by April 2012. This project is an example of Ratio's fundamental philosophy to continually advocate for progressive improvements of the environment through innovative planning and creative design solutions particularly with regards to more sustainable forms of transport.



Changes to the Licensed Premises Provisions - Clause 52.27

On April 8th, 2011 new changes were introduced into Clause 52.27 of the Victorian Planning Provisions that affect how local authorities control licensed premises. The purposes of the changes are to ensure that licensed premises are situated in appropriate locations and to ensure that the impacts of the licensed premises on the amenity of the surrounding area are fully considered. The proposed changes are subtle but bring about a greater control of Liquor Licensing for local authorities.

The main change to Clause 52.27 relates to the sale of packaged liquor. Under the new provisions licensed premises are now required to obtain a planning permit to sell packaged liquor for consumption off site. The reason for this is that the sale of packaged liquor can have significant impacts on the safety and amenity of an area and can add to incidents of alcohol related harm, particularly when sold after 11pm.

Existing licensed premises will be unaffected by the changes unless:

- the hours of trading allowed under a licence are to be extended,
- the number of patrons allowed under a licence is to be increased, or
- the area that liquor is allowed to be consumed or supplied under a licence is to be increased a new permit will be required.

Should any of the above instances apply, or if an existing licensed premise is seeking to sell packaged liquor for consumption elsewhere,

then the licensed premises will be required to apply for a planning permit.

Where a liquor licence for a packaged liquor outlet has been previously issued but the use did not commence before 8 April 2011, a planning permit will now be required under Clause 52.27 before the packaged liquor outlet can lawfully operate.

In deciding whether to grant an application to sell packaged liquor for consumption off site or to extend or increase the hours of operation for a licensed premise, the responsible authority will consider the impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area. The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area will also be considered. The cumulative impact refers to the impacts that evolve from a concentration of licensed premises in a defined area.

The Department of Planning and Community Development has developed a practice note, Practice Note 61: Licensed premises: Assessing cumulative impact to provide some guidance for a responsible authority when assessing the cumulative impact of packaged liquor outlets.

If you have any question about the changes to the licensed premises provisions or the cumulative impact of any existing licensed premises please contact Ratio Consultants for further information.



Ratio staff members Timea, Tameika, Deanne & Alice looking fabulous at the VPELA Ball - May 27th.



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

What do you do at Ratio: I work at Reception, but I'm also the office assistant.
Likes: Reading, music, dancing and travelling.
Dislikes: Pessimistic people, cars that don't keep to the left on a freeway and travel 20km under the speed limit
Hobbies: Jewellery Making, Makeup Artistry.
What am I reading at the moment: 'Tomorrow when the war began' series.

If on a desolate island, which three people would you like to be stranded with and why?

Bear Grylls: because he's like a cockroach, and can survive ANYTHING
Adam Hills: to keep everyone entertained

Johnny Depp: so I have something nice to look at



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Baillieu Government . . . what can we expect to hear next?

Ratio Consultants recently attended an invitation only event held at the Rialto Ballroom of the Intercontinental Hotel to hear Planning Minister Matthew Guy speak on the topic of 'A better relationship between the development sector, Local Government and Communities'. The Briefing was attended by a select group of leading developers, architects, town planners and local government representatives.

The Minister spoke of the various challenges that are faced by Victoria and the actions he plans to deliver, with an emphasis on improving more certainty in the planning system for both developers and the Victorian community.

The Minister spoke of some interesting initiatives that are expected to be announced in the coming months:

1. Residential zone review – the Minister is seeking significant reform by distilling residential zones into two key types, including a more restrictive zone where mainly single dwellings and dual occupancies are allowed in order to preserve existing character, and a 'go-go' zone where change to existing character is preferred in order to accommodate increased housing density.
2. Code assessment – the Minister is exploring methods in which permit applications can be determined against a 'tick the box' like system that will provide clear height and envelope restrictions to aid timely decisions on new residential development.
3. Housing affordability – the Minister plans to look at new ways to battle Melbourne's affordability crisis using planning mechanisms, such as requiring a proportion of new key residential developments to provide an affordable housing provision, and continuing to release more land at the fringe by expanding the urban growth boundary.

Ratio Consultants will continue to keep reader's posted as new announcements become available – watch this space! For further queries, please contact the office on 9429 3111.

Ratio F.C.

Ratio Consultants have entered a new indoor soccer team at the Men's Open League in Box Hill. The mainstay players of Ratio's Futsal line-up include Allen Lam, Robbie McKenzie, Andrew Cook, Loui Le, Travis Finlayson and Simon Martin.



It's has been a hard-hitting start to the season with a few consecutive losses, but the guys are optimistic that they can turn things around quickly with some more experience and improved tactics and teamwork and we're sure they will develop into a competitive team!

Yarraville Public Plaza upgrade

Ratio Consultants was engaged in 2008 in the design development stage of the Yarraville Public Plaza upgrade project. It is one of the oldest bus stations in Victoria, which was built in 1940s, and centrally located within Yarraville. The plaza includes the Yarraville Bus Station (heritage shelter) and is immediately adjacent to the city bound platform of the Yarraville Train Station.

Some of the main objectives of the project included: creating a public plaza that unifies the bus station and public open space, transforming the area into a vibrant focal point for the village, reconfiguring the bus station to allow for more efficient use of space, promoting public transport, cycling and walking while encouraging a reduced reliance on short trip car travel within the Yarraville village, improving links between and accessibility to local services and businesses and public transport and increasing perceptions of safety and security during the day and at night throughout the week.

During the design stage, Ratio developed a number of creative concept layout options to achieve the desired outcomes while facing a bigger challenge which was to maintain the current heritage bus shelter. Our tasks also included testing of bus turning movements (AutoTurn), modelling of the local road network (SIDRA) which comprises 8 intersections and assessing of traffic impacts of the new development on the local road network. Once the preliminary design was completed in November 2009, a public consultation was held to gain feedback from the local community. Since then, substantial design works were undertaken to take into account of public contributions which include introducing of a 'Shared Zone' and 'Kiss and Ride' area within the redeveloped Public Plaza and re-organising of bus flow movements.

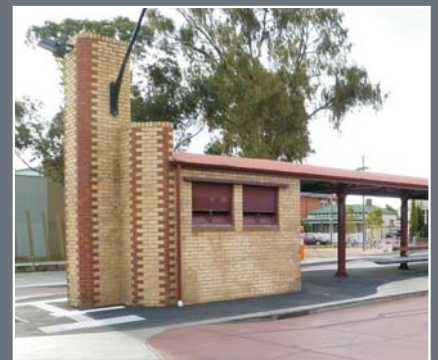
The final design stage was completed in March 2010 and the construction finished in January 2011. Yarraville Public Plaza was officially opened at a ceremony, as part of the Yarraville Arts Festival, on 12 February, 2011. Traffic conditions around the plaza have changed, with Birmingham Street, between Canterbury Street and Anderson Street, becoming one way to the south and only buses and cyclists can enter the area off Anderson Street. All buses now move in a northerly direction to eliminate conflicts between oncoming buses in local streets.

"The Yarraville Station Plaza project has created a vibrant focal point of the Yarraville village that links the train station, bus interchange and Station Park," said the Mayor of the City of Maribyrnong, Cr Sarah Carter.

The \$738,000 project was funded by Maribyrnong City Council: \$106,000, the Victorian Government's Local Area Access Program: \$413,000, the Australian Government's Regional and Local Community Infrastructure Program: \$169,000 and Melbourne Water: \$50,000. Sheoak Ward representative, Cr Martin Zakharov said "The project has revitalised one of the most important spaces in the centre of Yarraville and will help to bring the



ABOVE: Yarraville Public Plaza in the 1940's.
BELOW: Yarraville Public Plaza - February 2011.



unique atmosphere of the Yarraville Village across to the other side of the railway line. Council hopes to not only improve its usability as a thoroughfare, but to also make this important community hub a pleasant space people want to visit".

For further details please contact Loui Le or Russell Fairlie on 9429 3111.

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facts

Most consecutive premierships: Collingwood has won the most consecutive premierships with 4 between 1927 - 1930. At the MCG, the goal posts for AFL matches are 15 metres in height (point posts are 10 metres high)) and the length of the cricket pitch is 22 yards, which in metric terms is 20.12 metres. The MCG was first surveyed in 1861 by MCC committeeman Robert Bagot, who changed the ground's configuration into what is today's conventional oval. It previously was an irregular hexagon with a band rotunda in the northern corner. **Other AFL - specific measurements are:** Centre Square - 4 lines are each 50 metres in length. Goal Square width is 6.4 metres. Goal Square length is 9 metres.