



ratio consultants newsletter april 2009

ratio wins UDIA "award for excellence"

Each year, the Urban Development Institute of Australia (UDIA) recognises Professional Consultants' achievements in their National Awards for Excellence. In December 2008 Ratio Consultants were recognised for their involvement in the "Cheltenham Green Development" as winner of an Award for Excellence in the category of Urban Renewal Projects. The Cheltenham Green Development

ratio's additional services

In response to client demand, Ratio Consultants now offers a range of additional services to meet the needs of clients and architects, including preparation of ResCode tables, Property Reports, car park and waste management plans amongst other new services. This 'suite' of options enables our involvement in specific matters, providing a cost effective approach to town planning, which is tailor-made to meet specific requirements. Ratio still provides its more comprehensive planning services, including pre-application meetings and advice, a detailed planning submission and application management. For more information, visit our new and improved website, www.ratio.com.au

this months featured project is..... nicholson river

Environmental Sustainable Design has taken on a whole new meaning with the imminent approval of a marina, hotel and residential resort in Nicholson River, 8km east of Bairnsdale for Nicholson Properties Victoria Pty Ltd.

Jackson Clement Barrows, together with a team of consultants lead by the PDS Group and Ratio Consultants, have tackled acid sulphate soils with the construction of a 120 berth marina on Nicholson River. The development includes the establishment of extensive wetlands to offset the loss of native vegetation on the site, the construction of a public walking trail along the banks of Nicholson River, the control of polluted stormwater with the use of open swale drains

and wetlands and cutting edge architecture to maximise the environmental efficiency of each of the 120 dwellings and 5 storey hotel complex. These initiatives include individual rainwater tanks to each dwelling, the use of smart window shading schemes, maximising cross flow ventilation and passive solar design principles and orientation and providing high efficiency external, car park and public area lighting.

Currently waiting approval subject to the finalisation of the Aboriginal Cultural Heritage Management Plan, the proposal is an exemplary example of the integration of environmentally sustainable practices into a major resort development.



Source: PDS Group Property Development Solutions



ratio at forefront of gaming applications - the langwarrin hotel

On 17 September 2007 the State Government introduced new planning provisions relating to Gaming at Clause 52.28 of all planning schemes. These provisions state that "a permit is required to install or use a gaming machine". The Clause also sets out a series of decision guidelines which the Responsible Authority must consider in deciding on an application.

Ratio Consultants were recently involved in a proposal to install 16 Electronic Gaming Machines (EGMs) at the Langwarrin Hotel, which was one of the very first applications for the installation of EGMs following the introduction of this legislation.

Daniel Soussan of Ratio gave socio-economic evidence at the initial gaming hearing before the Victorian Commission for Gambling Regulation (VCGR). Ultimately, the Commission accepted the evidence of Mr Soussan, and determined to approve the proposal subject to conditions. No appeals were lodged by Frankston City Council against the decision of the VCGR, however Council still opposed the planning permit application that followed. This led to an appeal of the planning merits before the Victorian Civil and Administrative Tribunal (VCAT).

Daniel Soussan was again called to give evidence (this time focussing on the planning merits). VCAT also accepted the evidence presented and determined to grant planning approval for the installation of the 16 EGMs.

The decision has been published by the Tribunal as a significant "Red Dot" decision and provides some very specific guidance regarding the application of Clause 52.28 and assists in clarifying the role of the Tribunal in relation to the Gaming Commission.

For further information or for any inquiries relating to gaming, please contact either Daniel Soussan or Colleen Peterson on (03) 9429 3111.

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

Hayley McFadden

Passions:

Being a kiwi, good wine, good food and all the other good things in life!

Favourite Website:

www.worldmapper.org This website maps the world differently - where territories are resized according to the subject of interest - it's pretty interesting and kind of geeky but I am a geographer after all.

Happiest day of your life:

Well seeing as how I'm not married I can't say my wedding day but I can say the day my brother got married - finally after 16 1/2 years!!

What am I reading right now:

This might sound a bit morbid but it's called 'The Abortionists Daughter' - only about half way through but so far so good.





ratio

brumby announcement about fast-tracking permits

Subsequent to our previous article it has been established that the development facilitation team at the Department of Planning and Community Development has been formed to review individual development projects and assess whether they might be considered as priority projects for ministerial call in.

Ratio has now received criteria for projects that could be considered for call in by the Minister for Planning. The fundamental requirement is that these projects must provide economic stimulus to create jobs and housing.

In justifying this, details need to be submitted regarding the scale and cost of the proposal, the number of jobs that will be created, and that finance to complete the project is available. Other matters to be considered include whether the proposal has been subject to Council / community consultation and if the development is consistent with policy. We note that while these projects may not be of State significance, they should be of local significance.

Further, we understand that ecologically sustainable development is not part of the criteria for determining applications to be fast-tracked and that there is a separate sustainability team to facilitate this.

Ratio looks forward to participating in projects that have the opportunity to be fast-tracked, and will continue to communicate further information and advice with our clients.

BRW corporate triathlon results

On Sunday 1 March 09 Ratio fielded male and female teams in the Supersprint, BRW Triathlon held along the Elwood foreshore.

The day started out dark and **despite cold winds** from the south-west whipping up choppy swimming conditions, the **enthusiasm for the event could not be contained**. Both teams comprised of three members, each performing all three legs (400m swim, 10km ride, and 4km run). The day was a huge success and a great way to participate as a team in a personally challenging event. Whilst some performed better than others (which could be reflective of the amount of training some individuals undertook compared to others) all members completed the event and achieved personal bests.

The event proved to be an excellent team bonding exercise. We now have 11 months to train the house down to ensure we all **improve our times** in 2010.

sustainable transport strategy ratio consultants in conjunction with Port Phillip City Council

Ratio undertook this challenging project by recognizing that new empirical evidence would be needed to underpin Council's sustainable transport policies and to support the successful implementation of such policies through the statutory planning tools available to Council.

Ratio examined existing data sources and the result of a number of specific sector-based surveys to ascertain parking demand for residential, office, retail and restaurant parking rates in the municipality. The likely potential for reduced parking rates by sector was then calculated, in conjunction with application of Council's sustainable transport policy. This was done by assessing the development site location, access to public transport, on-site and off-site improvements aimed at improved sustainable transport outcomes and application of reduced car parking rates. Ratio then developed a schedule of 'sustainable parking rates' and discussed how it might be applied with the potential to collect funds that could contribute to sustainable transport infrastructure, including through the use of a Development Contribution Overlay and/ or Local Planning Policy.

This project provides a good example how land use and transport planning can be integrated and better promoted by through use of evidence-based policy analysis and application.

Ratio Consultants, in conjunction with Port Phillip City Council, received a commendation award for this project in the 2007 Planning Institute Australia Victoria awards for planning excellence.

For more information about this project please contact [Russell Symons](#).



Source: City of Port Phillip



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green travel plans - how they can help you

Green Travel Plans (GTPs) are generally destination specific plans that encourage the use of more environmentally friendly modes of transport. Most commonly found in the workplace environment, these plans can and are being used in residential developments, educational and medical institutions and retail precincts. These plans are about getting people to think before they travel and where possible to use an alternative mode of transport to the private motor vehicle.

The planning and transport environment at a local and state government level is starting to encourage the use of green travel plans for new developments as well as already established workplaces, schools and other institutions.

A proactive approach to green travel plans will benefit the developer by reducing costs associated with car parking and increasing accessibility to the site for all. Future residents are likely to be attracted to sites which offer a wide range of transport and environmental benefits.

These plans help ensure that a site is well connected with facilities that encourage safe walking and cycling, the provision of good public transport and easy access to high quality services. Some of the measures that can be included in a travel plan that can promote alternative transport modes include (but are not limited to):

- parking management,
- promotion and awareness raising,
- walking and cycling facilities;
- good links between the site and the public transport network.

Ratio Consultants has extensive experience in preparing Green Travel Plans for a number of different locations including workplaces, schools, and residential developments. We are currently in the process of preparing a Green Travel Plan for our office and others within the Amora Hotel Complex, Richmond.



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For more information on how we can help you achieve a more sustainable development or prepare a Green Travel Plan for your office, please contact: [Hayley McFadden on 9429 3111](#).

quirky facts

On average a business document is copied 19 times.

Approximately 7.5% of all office documents get lost.

Roughly 44% of junk mail is thrown away unopened.

Source: <http://www.amusingfacts.com/>