

ratio consultants

planning services offered

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introduction

In response to client demand, Ratio Consultants now offers a range of additional services to meet the needs of clients and architects. This 'suite' of options enables our involvement in specific matters, enabling a cost effective approach to town planning 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.

The cost estimates provided reasonably allow for complexities associated with various proposals, seniority of staff and travel time.

service	fee
Inspection of site and surrounds * :	
Travel time up to 15 min	\$250-350
Travel time 16 min to 30 min	\$350-600
Travel time 31 min to 60 min	\$450-800
Development advice (desktop review of controls and proposal and one meeting / verbal advice)	\$300-500
Preparation of ResCode (Clause 54 or 55) assessment:	
1 dwelling	\$500
2 - 4 dwellings	\$300 per dwelling
5 - 9 dwellings	\$250 per dwelling
10+ dwellings	\$180 per dwelling
Preparation of covering letter for planning application, which will include a brief assessment of proposal against planning permit triggers	Based on complexity of specific application, from \$1,000
Assessment of proposal against specific planning policies (e.g Residential Character Guidelines)	Based on complexity of specific application, from \$1,000
Property Report. The Property Report analyses the zone, overlay and planning policy requirements relating to a particular site and provides specific advice on the development opportunities and constraints. Ideal for pre-purchase or sale information	Based on complexity of specific advice, from \$500
Car Park Management Plan	Based on specific permit requirements and scale of project, from \$750
Waste Management Plan	Based on specific permit requirements and scale of project, from \$750
Patron / Security Management Plan	Based on specific permit requirements and scale of project, from \$500
Creation of basic floor plan (for use and/or liquor licence applications only)	\$500 approx

* Please note that this service would normally be used in conjunction with other services, such as a ResCode assessment or property report.
 All fees are quoted exclusive of GST

fee example

As a guide to using the Ratio menu, we have provided some examples of how the services can be tailored to meet your needs.

Example 1

Gary had just inherited a property in Manningham and came to Ratio with a proposal to construct 3 dwellings. Gary, being inexperienced, did not submit a planning report with his application and Council requested that he provide a ResCode assessment as well as an assessment of Council's local policies. So Gary came to Ratio for a ResCode assessment for 3 dwellings (\$900) in Doncaster, which required a site inspection (\$250) and a covering letter (brief assessment) (\$1,000). The submission was not as detailed as a full Ratio Planning Submission, but resulted in the request for further information being satisfied for a cost of \$2,150.



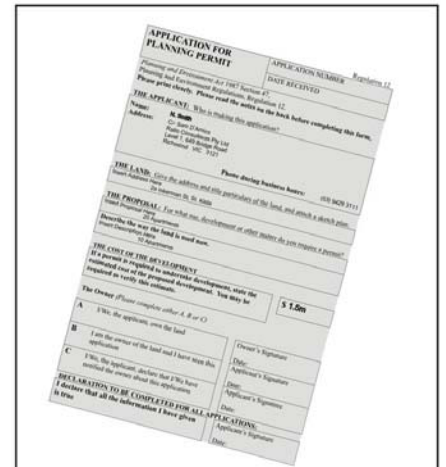
Example 2

David was seeking to purchase a \$5.0 million property in Altona, but was uncertain of the development potential and planning restrictions associated with the particular site. So David came to Ratio Consultants for specific advice on the zoning, overlay and planning controls. As David sought specific advice, a site inspection (\$600) was required and a detailed Property Report (\$1,000). David was able to make a well informed decision on purchasing the property for a nominal cost of \$1,600.



Example 3

Nicole had recently obtained a planning permit for a building containing twenty apartments in St Kilda. The Council imposed a number of conditions, which included a car park management plan (\$750) and waste management plan (\$750). Having used Ratio for a detailed planning submission, Nicole was aware that Ratio also offered services relating to the preparation of the management plans and that for a total cost of \$1,500, Nicole was able to satisfy her permit requirements.



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