

# richmond malt, cremorne

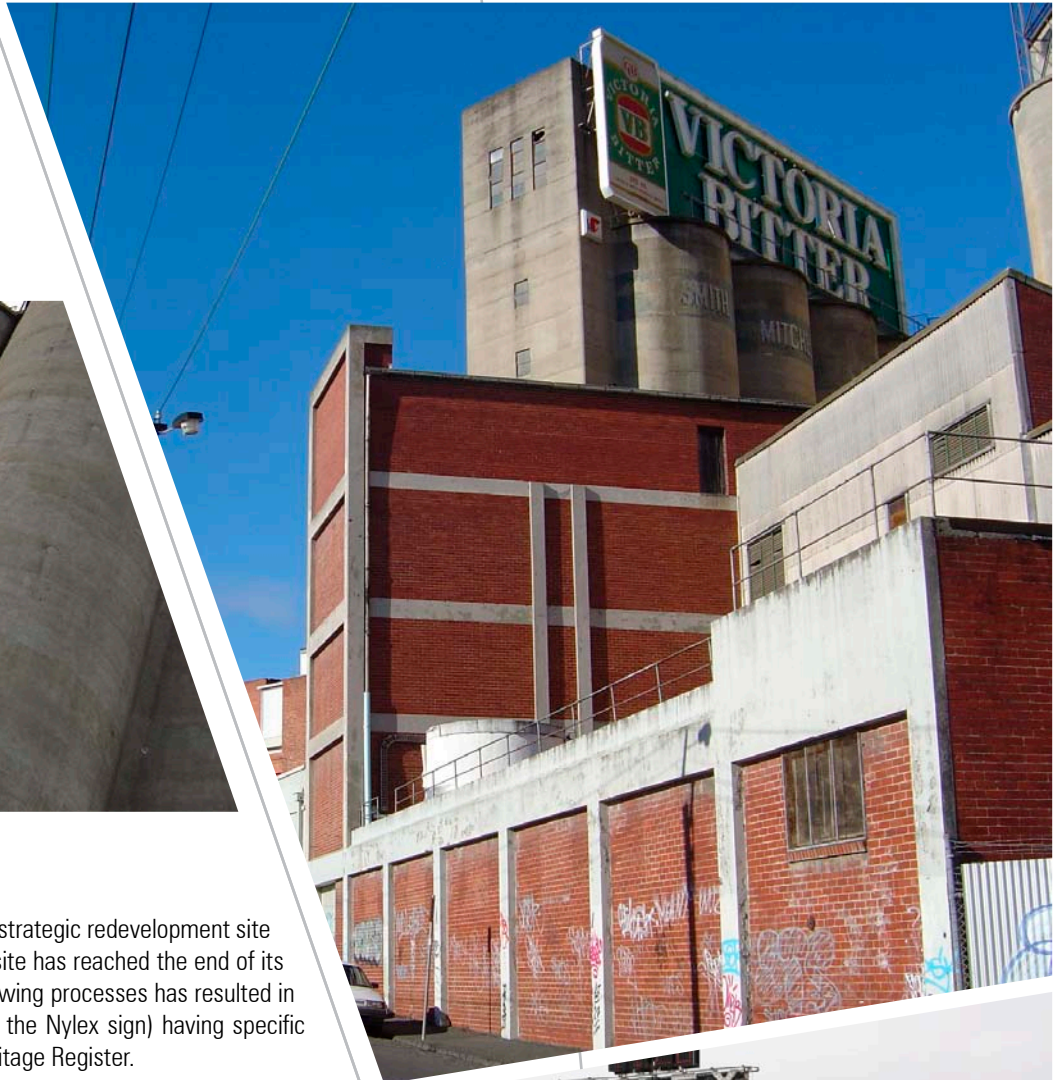


## client:

Prior and Co. Pty Ltd

## project team:

hansen partnership



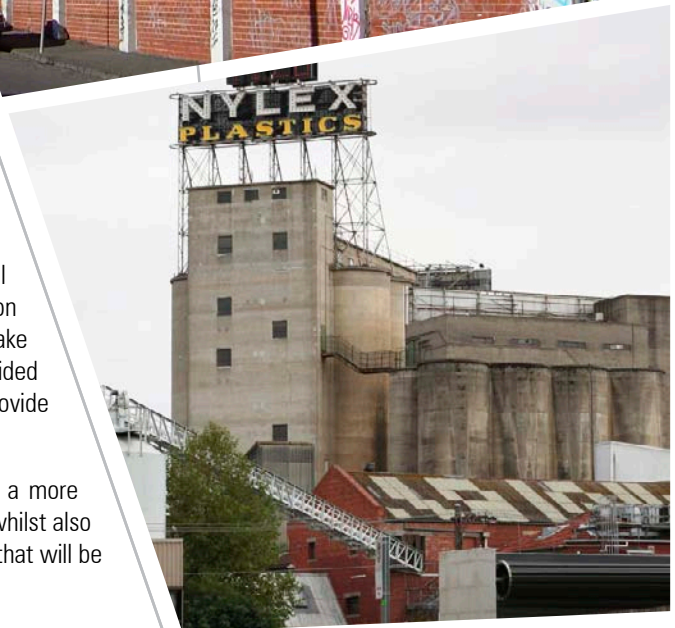
## project description:

The Richmond Malt Site, Cremorne forms a key strategic redevelopment site within the inner city of Melbourne. Whilst the site has reached the end of its industrial lifecycle, its history in malting and brewing processes has resulted in a number of on site buildings and features (ie: the Nylex sign) having specific heritage value and being listed on the State Heritage Register.

With a view to facilitating an appropriate redevelopment of the site, on behalf of a private client **hansen** prepared the overall strategy for a combined planning application and planning scheme rezoning amendment request.

Due to the former zoning of the land prohibiting a range of uses including residential and retail, the redevelopment strategy proposed a staged redevelopment of the land, as well as seeking an alteration to the zoning of the land. The redevelopment strategy focused on adaptation and reuse of key heritage buildings, whilst demolishing other buildings to make way for two new building towers at either end of the site. An Incorporated Plan provided specific details of the siting and general scale of new buildings without needing to provide actual design details of such buildings.

Through our redevelopment strategy the zone of the land was able to be altered to a more appropriate zone to facilitate a comprehensive mixture of: residential, office and retail, whilst also approving specific parking rates and the general form and scale of new tower buildings that will be developed on the site at a later date.



urban planning urban design landscape architecture

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