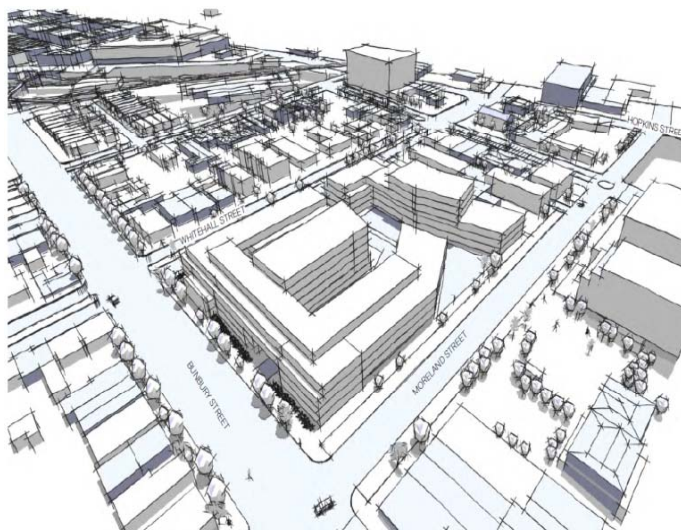


## Ryco Site 11-19 Whitehall St, Footscray

*Amendment C122 seeks to introduce a Development Plan Overlay to the Ryco site in Whitehall St, Footscray to facilitate residential and mixed use development of the site.*



Site location



Artist Impression of proposal

Ryco manufacturing has been a long standing business on this site making machinery hoses, fittings and filters. It is re-locating its manufacturing operation, facilitating the redevelopment of the property. The intent is to retain the office (research and development) component of the company on the site.

The amendment will enable the development of residential, office, and other mixed land uses via the rezoning of the site from a Business 3 Zone to a Mixed Use Zone (MUZ). The amendment supports the key visions, objectives and strategies for the Footscray Central Activities Area.

### Key elements of the proposed redevelopment may include:

- Approximately 500 dwellings,
- A mix of uses including approximately 2000m<sup>2</sup> of office floor space and 500m<sup>2</sup> of retail floor space
- Indicative height range of between 3 & 6 storeys with higher built form proposed towards the centre of the site to minimise overshadowing
- Provision of a public access way through the site, providing a link through to the Footscray Community Arts Centre
- Adaptive reuse of the heritage brick wall to Bunbury Street
- Contribution to community infrastructure such as a tree planting/street improvements/public art

# Indicative Development Plan

## Ryco Site

