



Starting the conversation: Preliminary Design Principles

1.

PROVIDE A SUSTAINABLE
EMPLOYMENT HUB FOR
THE 21ST CENTURY

- What design principles should be in place to develop the long term amenity of the site necessary to attract a modern workforce?
- What complementary land uses are required to provide an attractive employment environment and to attract businesses themselves?
- What businesses or industries would be attracted to the precinct and why?
- How can we attract business or industries to the precinct?



EAST VILLAGE | RE-IMAGINING THE BENTLEIGH EAST INDUSTRIAL PRECINCT



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2.

CONNECTING NEW AND EXISTING COMMUNITIES THROUGH GREAT SPACES AND PUBLIC USES

- Increase public usage of the precinct through connected open space.
- How can we increase the connection of the current area with the surrounding open spaces and community facilities?
- What high quality local open spaces are needed to achieve this within the precinct?
- Are there open spaces not provided for elsewhere in Bentleigh East that could be accommodated on the site, for example a Town Square and plaza?





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3.

MIXED LAND USES
TO MEET CHANGING
DEMOGRAPHIC NEED, TO
FACILITATE NEW FORMS OF
EMPLOYMENT, HOUSING
AND COMMUNITY SERVICE
OPPORTUNITIES

- What role does providing a residential component have in the precinct for meeting the changing demographic needs of the area?
- What role should residential uses have in encouraging employment in the precinct so it becomes an integrated part of the surrounding community?
- What about the role of other land uses, for example retail, education and community open space?





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4.

DEVELOP APPROPRIATE
INTERFACES AND
TRANSITIONS BETWEEN
THE EVOLVING SITE AND
THE SURROUNDING
COMMUNITY

- How can we soften the open space interface with the precinct?
- How can we build a seamless connection with surrounding residential areas and future uses of the precinct?
- What net community benefits could a redevelopment of the precinct provide back to Bentleigh East and Glen Eira?

