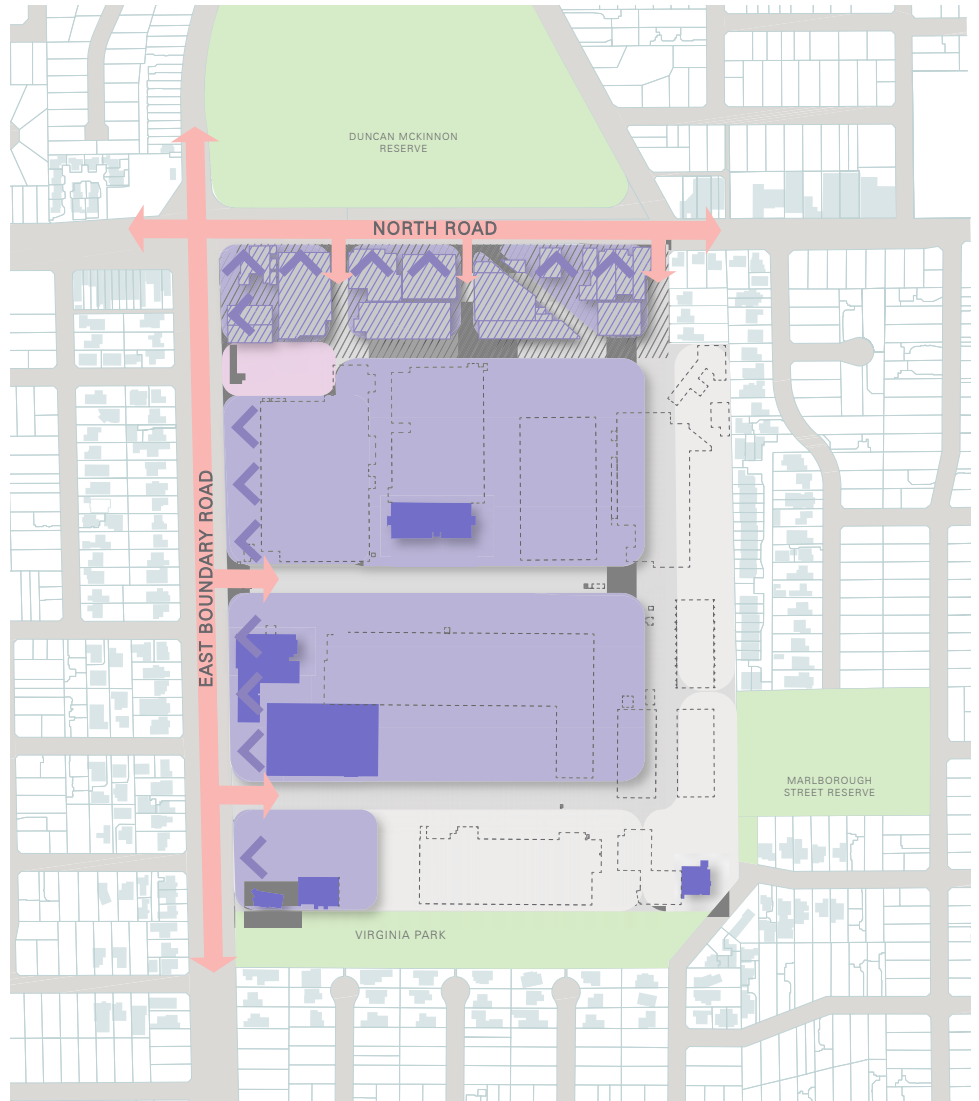


# Preliminary Design Concept:

Developing a sustainable 21st century employment hub



## Concept

The precinct's role as an employment hub is evolving from its industrial origins towards a wider mix of employment uses. To fully capitalise on the precinct's ability to accommodate new employment, a new approach to the site is needed – one where the site becomes an attractor for high value employment and a welcoming and vibrant place to work.

## Key Principles

- Encourage a range of employment opportunities in highly accessible parts of the precinct
- Align employment uses to the major street frontages to ensure accessibility and visibility.
- Ensure that the building frontages are oriented towards the street.
- Provide a mix of lot sizes for business sites, allowing larger and smaller commercial uses.
- Encourage a balanced mix of uses and strong integration between commercial uses and the wider precinct.
- Staged mixed use development to meet evolving demographic of the surrounding community.
- Retain higher quality buildings for adaptation and replace only redundant or unsuitable buildings.

