

Benefits per Community Matters

Social Considerations

- Additional dwellings of differing sizes will assist in reducing dwelling shortage relatively close to public transport and shopping opportunities
- Residential use and more modern commercial/business uses are more compatible with the surrounding residential zoning, reducing potential conflicts arising from traditional industrial uses
- Development Contribution Levy (or similar agreement under the Development Contribution Plan Overlay) arising from the development of the area will contribute towards community infrastructure maintenance and renewal
- An increase in residents can contribute to a more diverse and sustainable community
- The formalisation of north-south public connections and passive surveillance will increase permeability to reach businesses and residential areas and increase the safety of the area
- The community will have the opportunity to raise concerns and make suggestions during the time of exhibition

Economic Considerations

- the rezoning will unlock space for more modern commercial/business activities to diversify the economic and employment basis of the municipality (e.g. as encouraged by the Green Business Attraction Strategy)
- employment can be created close to the CBD, public transport and around a highly skilled workforce
- discouraging residential uses at ground level will assist to protect commercial viability of the area and ensure a mix of uses

Environmental Considerations

- Dwellings and commercial uses are easily reached via public transport (especially bus and tram)
- New dwellings and commercial spaces will be required to comply with environmental sustainability standards in addition to the building code star ratings

- Development will need to respect the topography of the land as well as the proximity to the Merri Creek and its environs; e.g. through requirements regarding setback, building massing, materials, landscaping
- The overall development of the area must be accessible and user-friendly also for pedestrians and cyclists
- The redevelopment of the area will allow for an organised and secure clean-up of the contaminated land that rests within the residential area and will pay particular respect to the issue of potential gas migration