

REGULATORY ASSESSMENT**Redevelopment Area Objectives**

The proposal is considered to satisfy the Redevelopment Area Objectives as it:

<u><i>Sense of Place</i></u>	The proposal will provide activation through retail and medical ground floor uses and increased livability through diversity of dwelling typologies, provision of amenities and the provision of land uses and services.
<u><i>Economic Wellbeing</i></u>	The proposal will increase business activity and contribute to a range of enhanced employment and residential opportunities in the Project Area;
<u><i>Urban Efficiency</i></u>	The proposal will contribute to the development of underutilised land facilitating population and employment growth close to high quality public transport connections.
<u><i>Social Inclusion</i></u>	The proposed development provides for activation of the ground floor and a diverse range of residential, community and retail uses promoting opportunity for visitors and residents to socialise and interact.
<u><i>Connectivity</i></u>	The proposal offers commercial and community land uses in close proximity to residential dwellings and high-frequency public transport, with high-quality pedestrian access and end-of-trip facilities, which promote reduced reliance on car travel.
<u><i>Environmental Integrity</i></u>	The proposal remain committed to achieving a minimum 4 Star Green Star equivalency in line with the sustainability outcomes previously approved for the site.