

about:

REGIONAL TOWN CENTRE ZONE

WHAT'S NEW?

- The Regional Town Centre Zone will be expanded to include the areas identified in the adjoining map.
- Increasing the building height limit to 5 storeys.
- Introducing high density and mixed-use residential areas.
- Increasing the area for Bulky Goods retail.
- Creation of a new Historic Conservation Area.
- Introducing eight (8) Policy Areas:
 - Bulky Goods
 - Business and Retail Core
 - Community
 - Main (Gawler) Street
 - Open space and Corridors
 - Residential (High Density)
 - Residential Infill
 - Mixed Use.

WHAT IS THE ZONE'S PURPOSE?

- To provide for, and serve as the regional business, retail, and administrative centre within the central Mount Lofty Ranges region.
- To provide and encourage activities, such as dining and entertainment seven days a week as well as evening trading hours.
- To provide for medium to high density residential development.
- To provide a high level of employment opportunity and growth for the Mount Barker District.

WHAT WILL THE ZONE LOOK LIKE?

- Retail, business, administrative, cultural, civic, community and cultural facilities in multi-storey buildings up to five storeys in designated areas.
- High quality traditional main street, highlighted by the retention and maintenance of the historic buildings and streetscape of Gawler Street.
- Residential development above commercial land use, including shops, and offices, providing an alternative housing choice and contribute to a vibrant and lively place 24/7.
- The increasing use of public transport, walking and cycling trail networks.
- Maximising the accessibility of two bus interchanges at the edges of the zone and the established trail that extends through the centre.
- Increased level of retail, commercial and social activity, making the centre more attractive to local residents and visitors to the region.
- High density residential and mixed uses adjacent to open space and green corridors that also function as cycling and pedestrian networks.
- Consolidated and coordinated car-parking through the use of basement, undercroft or multi-level structure integrated within buildings.
- High quality urban design and siting of buildings to maintain access to sunlight and provide a high level of amenity for the building's occupants.
- The active use of all building façades on all street frontages as well as the inclusion of canopies and verandahs to increase pedestrian comfort and allow commercial activities to spill out into the street.

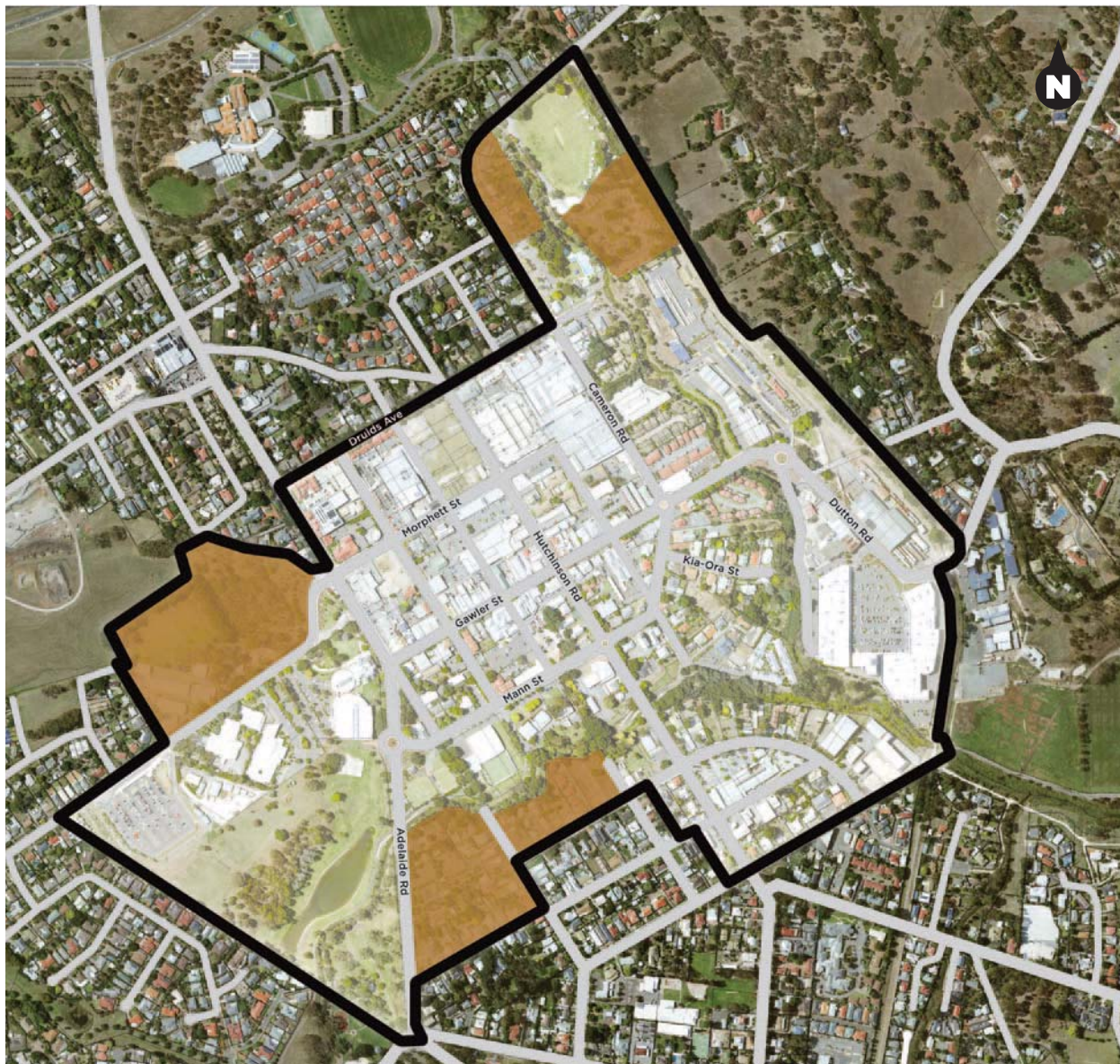
For further information please go to pages 30-63 (Attachment I) of the 'Amendment' and pages 14-31 of the 'Explanatory Statement'.

REGIONAL TOWN CENTRE ZONE HAVE YOUR SAY



about:

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■ NEW RTC ZONE BOUNDARY



■ EXPANDED RTC ZONE AREAS

