

*about:***FACT SHEET 10**

# **CIVIC + OFFICE**    **PRECINCT 1**

# **SOUTHERN CORE**    **PRECINCT 2**

**The Regional Town Centre DPA will introduce two precincts within the Business and Retail Core Policy Area, the Civic and Office Precinct 1 and the Southern Core Precinct 2.**

## **PRECINCT 1: CIVIC + OFFICE**

- The Civic and Office Precinct promotes development of the broader office and business function of the Business and Retail Core Policy Area 5.
- Provides a focus for the civic and regional cultural facilities for Mount Barker, such as Council offices, galleries, museums and multi-purpose meeting / function spaces.
- The location capitalises on the natural topography, outlook and attractive amenity created by mature trees and the Western Flat Creek.

## **PRECINCT 2: SOUTHERN CORE**

- The scale and intensity of development will remain secondary to the remainder of the Business and Retail Core Policy Area 5.
- Buildings up to five storeys will be developed within the Precinct. Building heights will be reduced adjacent to the Residential Zone west of Hutchinson Road and along Hampden Road.
- Buildings will frame streets, activate facades and provide an improved pedestrian environment.
- Mixed use development, including residential, undertaken adjacent to the creek corridor will create walking and cycling links from the trail network into the precinct.

**For further information please go to pages 42-45 (Attachment I) of the 'Amendment' and pages 14-20 & 31 of the 'Explanatory Statement'.**

**PRECINCTS  
HAVE YOUR SAY**



*about:*

# **CIVIC + OFFICE**    **PRECINCT 1** **SOUTHERN CORE**    **PRECINCT 2**



 **PRECINCT 1: CIVIC + OFFICE**

 **PRECINCT 2: SOUTHERN CORE**

