

about:

FACT SHEET 3

BUSINESS + RETAIL

POLICY AREA 5 (CORE)

WHAT'S NEW?

- The Business and Retail Core Policy Area is a new policy area.
- The maximum building height has been increased to five storeys.

WHAT IS THE POLICY AREA'S PURPOSE?

- Focus for business and retail development, and employment-generating land uses.
- Provides for a full range and scale of retail and commercial uses including department stores, discount department stores, supermarkets, specialty shops, restaurants, cafes and offices.
- The coordinated provision and development of civic, institutional, educational, library, regional community and cultural facilities within a designated precinct.

WHAT WILL THE POLICY AREA LOOK LIKE?

- The greatest intensity of land uses and activities within the zone including larger floor plate retail and commercial tenancies and increased building heights.
- Buildings to be up to five storeys in height.
- Five storey buildings selected frontages designed to ensure adequate solar access to pedestrians and building occupants, and avoid creating 'concrete canyons'.
- Residential development in the form of upper storey apartments within mixed-use buildings.
- Development adjacent to the Main (Gawler) Street Policy Area 7 boundary carefully designed with respect to height, bulk, scale and materials, so that it does not compete with or compromise the historic character of Gawler Street.

- Buildings designed and constructed to successfully take advantage of the existing topography.
- Existing streets bordered by a continuous building edge, small spaces between buildings and streets and service functions screened from view through the use of design and layout.
- An enhanced pedestrian environment characterised by street frontages with activities, entrances and windows at street level.
- Contemporary, innovative design and the combination of modern and traditional materials.
- Buildings fronting open space corridors and creeks designed and constructed to facilitate direct pedestrian access or provide visual surveillance.

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

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