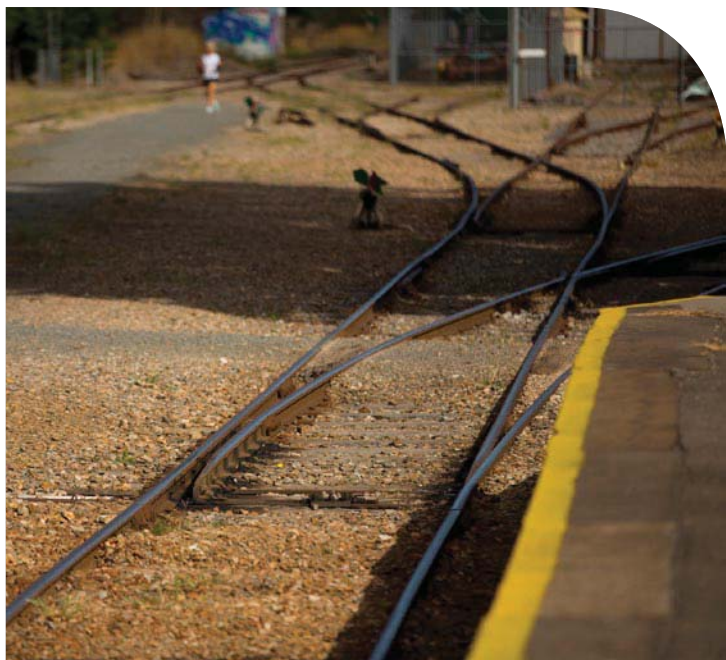


about:

# MIXED USE

## POLICY AREA 11



### WHAT'S NEW?

- The Mixed Used Policy Area (refer to map).

### WHAT IS THE POLICY AREA'S PURPOSE?

- A policy area supporting a mix of compatible small-scale retail and commercial land uses in conjunction with medium to high density residential development.
- To encourage good urban design, with an emphasis on encouraging pedestrian movement.
- To facilitate cycling and pedestrian movement between the town centre, the bus interchange and the linear trails.

### WHAT WILL THE POLICY AREA LOOK LIKE?

- Buildings of up to five storeys in height taking advantage of the outlook over Mount Barker Creek and to Paddy's Hill.
- Multi-storey mixed use buildings comprising small-scale retail and office uses at ground level, with high density residential development above.
- Design ground floor frontages and façades to allow for commercial and social interaction with pedestrian traffic.
- Multi-decked car parking located behind or integrated with other uses, including residential apartments.
- Vehicle access points reduced and located to avoid conflicts with bus, pedestrian and cycle movements.
- Continuation of public transport facilities.

For further information please go to pages 60-61 (Attachment I) of the 'Amendment' and pages 14-20 & 31 of the 'Explanatory Statement'.

**MIXED USE  
HAVE YOUR SAY**



*about:*

# MIXED USE

## POLICY AREA 11

