

Draft Growth Precincts Development Plan Amendment

The City of Mitcham is updating its Development Plan to create opportunities for investment, growth and change within four key areas of the council area. We want to hear your views on the proposed changes.

Blackwood Centre Growth Precinct



Have Your Say!

Your feedback will help Council make decisions about the final form of the draft DPA to be presented to the Minister for approval.

- Complete an online feedback form at www.mitcamcouncil.sa.gov.au
- Write to us at PO Box 21, Mitcham Shopping Centre, Torrens Park, SA, 5062 or mitcam@mitcamcouncil.sa.gov.au
- Speak at the public hearing scheduled for Tuesday, 3 December 2019, Civic Centre, 131 Belair Road, Torrens Park

Make sure you register your interest in speaking on your feedback form

The meeting will not proceed if no submissions are received or if no one requests to speak

Submissions received will be available to view at Council offices, 131 Belair Road, Torrens Park from Friday 29 November until the conclusion of the public hearing on 3 December 2019.

**Provide your feedback
by 5pm on Thursday,
28 November 2019**

Proposed Zones for Blackwood Centre Growth Centre

◇ Mixed Use Zone

- ◇ A mix of land uses is sought, including commercial, community, light industrial, medium density residential, office and small-scale shops.
- ◇ Integrated, mixed-use buildings will be between two and four storeys in height with ground floor uses that create active and vibrant streets and residential living above.
- ◇ Development will transition down in scale and intensity at the boundary with adjoining zones to protect the amenity of nearby residential properties.

◇ Suburban Neighbourhood Zone

- ◇ Located close to areas where local services and facilities are concentrated and to easily accessible public transport.
- ◇ The zone provides for a greater choice in housing types and densities which then helps to support the nearby services and facilities.
- ◇ The zone is predominately residential with limited small-scale non-residential land uses providing for the local community also envisaged.
- ◇ Dwellings will mostly be one to two storeys in height, but may be three storeys if a range of locational and design criteria is met.
- ◇ A focus on good character and amenity will be achieved through policies seeking high quality dwelling design.
- ◇ Design criteria will manage front and rear building setback distances, as well as limiting the visual dominance of garages within streetscapes.
- ◇ A minimum allotment size of 250 square metres applies and street frontage dimensions will also be controlled.

◇ District Centre Zone

- ◇ The zone seeks to accommodate a range of retail facilities, offices, consulting rooms, cultural and community, public administration, entertainment, educational, religious and residential facilities.
- ◇ The zone serves residents and visitors from within the surrounding district.

Come along to a Community Drop-In Session

There will be six sessions where you can drop in and have a chat with staff and learn more about the draft DPA.

- ◇ **Monday, 14 October 2019, 6:00pm-7:00pm ***
(prior to the Community Ward Forum)
St Marys Park, Laura Avenue, St Marys
- ◇ **Thursday, 17 October 2019, 5:30pm-7:30pm**
City of Mitcham Civic Centre, 131 Belair Road, Torrens Park
- ◇ **Saturday, 19 October 2019, 10:00am-12:00noon**
St Marys Park, Laura Avenue, St Marys
- ◇ **Monday, 21 October 2019, 10:00am-12:00noon**
Blackwood Community Centre, 4 Young Street, Blackwood
- ◇ **Monday, 28 October 2019, 6:00pm-7:00pm ***
(prior to the Community Ward Forum)
Mitcham Library, 154 Belair Road, Hawthorn
- ◇ **Monday, 18 November 2019, 6:00pm-7:00pm ***
(prior to the Community Ward Forum)
Blackwood Community Centre, 4 Young Street, Blackwood

* there will also be information available about the Strategic Management Plan currently under review at the sessions prior to the Community Ward Forums

Want to know more?

The draft DPA is available electronically at www.mitchamcouncil.sa.gov.au and is available to view during normal opening hours at:-

- ◇ City of Mitcham Civic Centre, 131 Belair Road, Torrens Park,
- ◇ Mitcham Library, 154 Belair Road, Hawthorn, and
- ◇ Blackwood Library, 215 Main Road, Blackwood.

Printed copies are available to purchase for \$20.

For more information on the draft DPA and the proposed changes, and on the past work that has led to this draft DPA, please visit www.mitchamcouncil.sa.gov.au/shapeyourplace.

The State Government's changes to the planning system and planned community consultation on the Planning & Design Code can be found at www.saplanningportal.sa.gov.au.

For further information please call 8372 8888.