Turner Road Precinct Development Control Plan 2019

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| **Control** | **Assessment** | **Compliance?** |
| 2.1 Indicative Layout Plan  Development to be undertaken generally in accordance with the ILP. | The proposed development is generally consistent with the ILP, with the site proposed for redevelopment to create the entertainment precinct. | Yes |
| 2.3 Residential Targets  The site is within sub precinct B and C where the minimum yield specified is 214(B) and 50(C) dwellings. | Dwelling development has already occurred within sub precinct B, with existing dwellings exceeding 214. The development proposes 63 residential apartments, which is located within sub-precinct B. The proposal will exceed the minimum yield desired by the DCP. | Yes |
| 2.4 Infrastructure Delivery and Development Staging  Core infrastructure, services and facilities are to be established at the early stages of development consistent with the Special Infrastructure Contribution Practice Note and the Oran Park and Turner Road Section 94 Contributions Plan. | Development surrounding the precinct has progressively been developed to enable the current project the ability to connect into existing infrastructure to drain stormwater and connect to energy and other infrastructure elements. | Yes |
| 2.5 Hierarchy of Centres and Employment Areas  Development is to be consistent with Table 1 and Figure 4  A maximum aggregate of 3,500m2 GLAR of shops. | The development is located within the Entertainment Precinct and will deliver a range of entertainment, leisure and retail facilities such as a cinema, aquatic centre, gymnasium, food and beverage outlets and retail premises.  C7 – 754m2  C11 – 221.92m2  Total – 975.92m2 | Yes |
| 3.1 Street Network and Design  The street network is to be provided generally in accordance with the ILP and the street network plan. Streets are to be provided in accordance with relevant cross sections.  Table 7, Figure 11  Local Street   * Minimum 14.4m total width * Verge 3.5m (0.6m offset, 1.2m footpath, 1.7m Planting) * Carriageway 7.4m (3.7m lane width) * Verge 3.5 (2.9m planting, 0.6m offset) | The applicant proposes a variation to Clause 3.1 of the DCP, seeking to vary the width of the east / west local road (The Greenway), by increasing the entire width from 14.4m to 15.7m; amending the road verge width to between 2m and 3.1m in lieu of 3.5m on the southern verge; and amending the road carriageway width to between 6m and 7m in lieu of 7.4m. The proposed road also seeks to dedicate a designated parking bay on both sides of the road within the western section of the road and alongside the northern side of the road on the eastern section. The creation of dedicated parking outside of the central road carriageway within a local road is contrary to DCP requirements, which allow parking of vehicles within the carriageway. | No – DCP Variation. |
| 3.3  Public Transport Network  Bus routes are to be provided in accordance with Figure 18: Public Transport network. | Figure 18 identifies a future public transport link via a bus route to the north in the middle of the site through to theEl Caballo Blanco and Gledswood Hills Land**.** However, a DCP has been created for El Caballo Blanco and Gledswood Hills. The master plan for the adjoining residential subdivision development does not envisage a road or pathway connection to allow a public transport network to continue through the site.  The approved registered club and golf academy (yet to be constructed) on neighbouring land to the immediate north (subject to DA/2017/678/1) is located within this future transport network and will prevent this network being established. | Yes |
| 4.2 Education, Civic and Community Facilities  Education, civic and community facilities are to be located and provided generally in accordance with Figure 20 and the Oran Park and Turner Road Section 94 Contributions Plan. | The development proposes an 80-place childcare centre within Building C1 consistent with the location as per Figure 20 of the DCP. The entire entertainment precinct is not being developed at this time, with areas of the site subject to separate applications for further development. | Yes |
| 6.2  Flooding and Water Cycle Management  Management of stormwater flows in accordance with Council’s specifications, incorporating WSUD. | Satisfactory, subject to imposed conditions of consent. | Yes |
| 6.3  Salinity & Soil Management  The DCP controls aim to minimise damage caused to property and vegetation by existing saline soils, or processes that may create saline soils. | A Salinity Management Plan has been submitted with the DA and has been reviewed by Council’s Environmental Health Officers. Subdivision works and future dwelling works will need to be undertaken in accordance with the recommendations of the submitted Salinity Management Plan. | Yes |
| 6.8 Contamination Management  Where redevelopment is proposed on a site where the Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (eg. Residential, education, public recreation facility etc), Council will require a Stage 1 Preliminary Environmental Site Contamination Investigation. | Please refer to comments made to State Environmental Planning Policy No. 55 – Remediation of Land made earlier within this report. | Yes |
| 6.10 Acoustics  Development shall be designed to comply with Council’s Environmental Noise Policy. | An acoustic assessment has been provided. This provides for appropriate acoustic treatment of apartments potentially impacted by road traffic noise. Relevant conditions of consent have been recommended to address the Environmental Noise Policy. | Yes |
| 7.1.2 Residential Density  Demonstrates the proposal meets the minimum residential density requirements or targets of the Precinct Plan. | The development proposes 63 residential apartments, which will contribute to the minimum lot yield of the Turner Road Precinct. | Yes |
| 7.5.4 Controls for Residential Flat Buildings, Manor Homes and Shop Top Housing  **Note. Part B controls will have precedence over these development controls.**  (3) All Residential flat buildings are to be consistent with SEPP 65 and the primary controls set out in Table 22, which take precedence over the above where there is any inconsistency.  (4) A minimum of 10% of all apartments are to be designed as adaptable apartments in accordance with AS 4299.  (5) Where possible, adaptable dwellings are to be located on the ground floor. Adaptable dwellings located above the ground level of a building are only permitted where lift access is available within the building. The lifts access must provide access from the basement to allow access for people with disabilities.  (6) DAs must be accompanied by certification from an accredited access consultant that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with AS 4299.  (7) Car parking allocated to adaptable dwellings must comply with the Australian Standards for disabled parking spaces.  (8) A landscape plan is to be submitted with DAs for residential flat buildings.  **Table 22**  Communal Open Space – 15% of site area. This control is able to be varied where the applicant demonstrates the development has good access to public open space or where the area of private open space is more than the minimum specified below.  Principal Private Open Space – Min 8m2 per dwelling with min. dimension of 2m  Front Setback  0m for first floor  4m for floors above first floor  Rear Setback – Min 8m  Carparking –  Residents required – 63 x 1 = 63  0.5 x 2 = 1  Overall 64    Visitors required – 63/5 – 12.6 (13)  Total required – 77  Bicycle spaces required – 63/3 – 21  Car parking spaces are to have minimum dimensions of 2.5m x 5.2m and aisle widths must comply with AS 2890.1. | Shop Top Housing development is consistent with the design principles of SEPP 65 and largely complies with the numerical requirements of Table 22, noting that Part B of the DCP takes precedence.  A minimum of 7 units to comply with this requirement have been provided.  Adaptable apartments are located upon upper levels. Lift access to/from all floor levels to/from the proposed basements is provided.  An accessibility report has been submitted in support of the DA. The report demonstrates that the adaptable apartments can comply with AS 4299.  Seven (7) disabled car parking spaces have been provided within the basement level.  A landscape plan has been submitted in support of this DA.  In lieu of providing designated communal open space for the shop top housing apartments, a significant area of public open space, which includes a public playground is proposed. It is considered that this public open space is highly accessible to the public and will become a focal point for people to attend and socially interact within.  This DCP control is overridden by Clause 6A of SEPP 65. Clause 6A provides that where there is an inconsistency between a DCP and the ADG regarding certain design matters, the DCP is of no effect. The proposed private open spaces for each apartment are generally consistent with the ADG.  0m to variable  0m to variable  Significantly greater than 8m  Provided - 101 spaces  Visitor Spaces – 13 spaces  Total Spaces – 114  Bicycle Spaces – 30 designated spaces in total throughout the precinct. (8 within residential basement level). Substantial basement storage areas will allow for additional bicycles to be stored.  The proposed car parking spaces have dimensions of 2.4m x 5.4m. These dimensions are acceptable as they comply with AS 2890 for longer stay residential development. The dimensions sought by the control are more consistent with AS 2890’s criteria for medium stay commercial developments with more frequent vehicle turn overs. The proposed aisle widths comply with AS 2890.1. | Yes  Yes  Yes  Yes  Yes  Yes  Yes  NA  Yes. Part B permits 0m setbacks.  Yes  Yes  Yes  Yes  Yes  Yes |
| 8.1 Sustainable Building Design  New residential dwellings, including a residential component within a mixed use building and serviced apartments intended or capable of being strata titled are to be accompanied by a BASIX Certificate and are to incorporate all commitments stipulated in the BASIX Certificate.  Building envelopes, depths and internal layouts of all residential development is to facilitate natural ventilation | Buildings C9, C10 and C11 contain shop top housing development containing residential apartments above ground floor business premises, food and drink premises and a shop. Separate BASIX Certificates have been provided, with the development plans demonstrating listed BASIX commitments.  Proposed building depths and internal layouts allow natural ventilation to occur to over 60% of proposed units in accordance with the design criteria of the Apartment Design Guideline. | Yes  Yes |
| 8.2 Stormwater and Construction Management  A stormwater concept plan is to be submitted with each building DA indicating how stormwater will be managed and disposed of.  Where properties fall away from the street and/or are unable to drain to a trunk drainage system, an easement for draining through downstream properties must be created in the subdivision plan. | A satisfactory drainage plan has been provided demonstrating how the various catchments that apply to the development site will be drained.  A small part of the western catchment cannot drain into the street trunk drainage system. As such, an existing drainage easement to the north on adjoining land exists to accept overland flows during storm events when the pit within the road reserve surcharges. | Yes  Yes |
| 8.3 Waste Management  A waste management plan is to be submitted with all DAs with the exception of single dwelling housing or superlot subdivision applications. | A satisfactory waste management plan has been submitted for the development. | Yes |
| 8.4 Site Facilities and Servicing  Garbage, mailbox structures, service meters and the like are to be integrated with the overall design of buildings and / or landscaping. | Waste storage areas for the shop top housing component of the DA will be located within the basement, with mailboxes and service meters integrated into the lobby cores of Buildings C9, C10 and C11. | Yes |
| 8.6 Safety and Surveillance  Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance.  The design of all development, in particular, the public domain and community facilities is to enhance public surveillance of public streets and open space / conservation areas.  Appropriate design of publicly accessible areas (eg parks, footpaths, etc) encourages a sense of community ownership of open and public spaces.  For residential development, the use of roller shutters other than garages is not permitted on doors and windows facing the street. Any security railings must be designed to complement the architecture of the building.  Developments are to avoid creating areas for concealments and blank walls facing the street.  Pedestrian and communal areas are to provide casual surveillance of the street as a means of passive security.  All developments are to incorporate the principles of *Crime Prevention Through Environmental Design (CPTED).* Development Applications for subdivision, public open space and community facilities may require a formal crime risk (CPTED) assessment as part of the EP&A Act 1979, development assessment and *Camden Council’s Designing Safer Communities – Safer by Design Guidelines.* | Buildings C9, C10 and C11 contain generous window openings to overlook The Hermitage Way and the public open space area in the middle of the site.  Shop fronts are predominately glazed providing active frontages to all public domain areas.  The shop top housing apartments are not provided with a designated area of communal open space, with the surrounding public open space area and playground likely to be frequently used by the occupants and utilised for their recreation.  Roller shutters are not proposed.  No blank walls are proposed. All walls of the development contain glazing to allow casual surveillance opportunities.  Pedestrian footpaths and communal areas are wide, with clear legible pathways to further destinations.  The proposed development is consistent with CPTED principles. The application was referred to NSW Police Force, with referral advice received. The development was categorised as a low crime risk development subject to recommendations. | Yes  Yes  Yes  NA  Yes  Yes  Yes |

**Part B B1 – The Entertainment Precinct**

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| **Control** | **Assessment** | **Compliance** |
| 2.2 Vision and Development Controls  Development of the Entertainment Precinct is to respond to and demonstrate achievement of the design outcomes depicted in Figures 2 and 3.  Development shall be generally consistent with the following development outcomes:  **Layout**  A central 20m wide north south axis is to be provided to the north of The Hermitage Way to protect and reinforce the view cone that broadens out down the valley towards the Gledswood Estate;  The location of buildings, streets and open spaces is to reinforce the central north south axis;  The secondary view axes align with the ridges to the north as depicted in Figure 2. These secondary axes are to be reinforced by the provision of 10m wide visual corridors within which can provide secondary access roads to service future development within the precinct.  All development and built form that abuts the central north south axis are to address the axis alignment.  **Public Domain**  The central 20m wide north south axis is to form the focal point of the precinct with a public plaza or open area component;  Car parking can be provided within or under the central north south axis;  Building orientation and location is to maximise opportunities to utilise the available district views from the public domain areas;  **Private Domain**  Development should maximise the available northerly aspect and district outlooks;  Development must be located to reinforce the primary central axis and secondary axes;  Transparent elements 10m wide at ground level and above, such as atria or undercrofts, are to be provided in buildings within the precinct where a secondary view axis intersects with the proposed building location (Figures 2 and 3). Such transparent building elements are to retain and reinforce the visual linkages along the secondary alignments;  The location of buildings at the northern extremity of the precinct shall ensure that a separation of 35m over the central north south axis is provided to ensure the expansive view cone to the north is reinforced (Refer to Figure 48). | The development is considered to be generally consistent with the design outcomes depicted in figures 2 and 3.  14/15m corridor width through the middle of the site, with a view corridor of 30.66m commencing at The Hermitage Way.  With the exception of the reduction in the central view corridor between buildings C3 and C4/C5, buildings and streets are aligned with the north south axis.  The secondary view axes are co-located over Providence Drive to the East and Huntington Street to the West.  The axis alignment at the southern edge of the Entertainment Precinct is broad, with a width of 30.66m allowing viewing from different angles through the north / south axis. The wider space is utilised to anchor residential flat buildings either side of the axis. Through the middle of the site, the building form changes with lower height buildings (1-2 storeys) with the ground floor proposed as food and drink premises to create a dining avenue through the axis point.  The central north south axis has been widened to create a landscaped grove and a pedestrian accessible focal point into the precinct with clear legible pathways to the dining avenue between buildings C3 and C4 / C5.  Car parking is provided predominately within a basement carpark below the north south axis.  Buildings are orientated towards the north south axis with active frontages. Due to existing vegetation located in close proximity to the northern property boundary, district views are highly shielded.  The development has been designed to site taller buildings towards the southern property boundary and lower height buildings along the northern property boundary and within the middle of the site to allow solar access to the central public domain space, and to the upper levels of the shop top housing buildings.  Development has been appropriately sited either side of the primary central axis, including building heights, with lower building heights proposed at the narrowest point of the central north south axis.  Building C12 adjacent to the eastern secondary view axis is highly transparent with significant glazing provided to each level upon each façade.  The northern portion of the Entertainment Precinct is not proposed to be developed as part of this DA. It will be subject to a separate DA for future Precinct A. | Yes  No, DCP Variation.  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  NA |
| 3.3 Access and movement controls  Development of The Entertainment Precinct is to respond to and demonstrate achievement of the design outcomes depicted in Figures 4, 5 and 6.  Development shall be generally consistent with the following design outcomes:  **Layout**  Two north-south access roads are to be provided along the secondary axes as shown in Figure 4.  The road treatment through The Entertainment Precinct is to incorporate appropriate traffic calming, thresholds slow zones and pedestrian crossings to maximise pedestrian safety and amenity;  The provision of cycleways and pedestrians pathways are to be integrated into the precinct planning to provide safe and attractive options for users;  The Hermitage Way is to be designed to accommodate public transport access and provision for bus stops.  **Public Domain Treatment**  The roads reserve treatments are to be generally in accordance with Section 3.0 of Part A of this DCP, except where specific guidance is provided by this Part for The Hermitage Way and the north-south centre axis;  The treatment of The Hermitage Way through and within this precinct is to be in accordance with the typical layout at Figure 5 and is to include an appropriate transition for the cycleways entering and exiting the precinct;  Footpaths along The Hermitage Way are to be designed to allow for the provision of future outdoor dining areas, including extended footpath wides between parking bays;  A break in the median along The Hermitage Way is permissible to facilitate vehicular access between The Hermitage and the existing country club on Lot 3 DP 1215911;  The north south access roads are to comply with the minimum cross section requirements of Part A 3.0 of this DCP.  **Private Domain**  All development loading areas are to be serviced from the rear, away from The Hermitage Way and the north south axis;  Driveways, service docks and waste storage areas are to be appropriately treated and designed to maximise safety and minimize their visual appearance and detraction from the quality of the public domain environment:  **Carparking provision**  Car parking is to be designed and allocated to land uses in accordance with Camden Development Control Plan 2006. Car parking for development within The Entertainment Precinct is ideally to be provided in below grade (i.e undercroft or basement Parking).  Total non-residential spaces required - 225 | The development is considered to be generally consistent with the design outcomes depicted in figures 4, 5 and 6.  The development proposes an alternative road location to desired east / west road nominated as ‘The Greenway’. The proposed variation is discussed in more detail within the assessment report.  Along the Greenway, a raised pedestrian crossing is proposed. A narrow shared accessway is proposed through the north south axis point which will reinforce a slow speed environment through the precinct.  Wider footpaths are proposed along The Greenway for pedestrian access.  Construction and use of The Hermitage Way as a public road has been completed for several years. Lane widths can accommodate bus movements, with the existing bus service 841 providing transportation between Narellan and Gregory Hills.  Comments to the width of The Greenway have been made against Clause 3.1 of this assessment table. A variation is proposed to the local road  Construction and use of The Hermitage Way as a public road has been completed for several years.  Pedestrian pathways are already established within the adjoining existing road network.  Construction and use of The Hermitage Way as a public road has been completed for several years.  To reinforce a slow speed pedestrian road environment through the precinct within the north south axis, a 4m wide pedestrian dominated shared way is proposed in lieu of a designated roadway. The proposed treatment is consistent with the objectives for access and movement within the DCP.  A loading dock and service area is provided on the northern side of the precinct within Building C6, which is accessible off The Greenway. The loading dock has been designed to cater for a heavy rigid vehicle (12.5m) to service the development.  These areas have been segregated from public view and do not detract the quality of the public domain environment.  A Transport Assessment was submitted with the DA, which provided detailed assessment of parking demands, car parking requirements and car parking for the proposed development. The assessment reveals that the likely peak demand for the development would be approximately 170 parking spaces, occurring during the weekday late afternoon and early evening period.  Precinct C provides a total of 186 off street spaces (basement and on at grade carpark) and 40 on-street spaces along the new east west road, The Greenway. | Yes  No, DCP Variation  Yes  Yes  NA  No, DCP Variation  NA  NA  NA  No, but proposed shared way treatment acceptable.  Yes  Yes  Yes |
| 4.3 Public Domain Controls  **Layout**  Development of The Entertainment Precinct is to respond to and demonstrate achievement of the design outcomes depicted in Figures 7, 8 and 9.  Development shall be generally consistent with the following outcomes:  **Layout**  Development is to provide open, unbuilt upon areas generally consistent with Figure 7;  The open unbuilt upon areas can be above car parking and vehicle circulation structures;  The layout of buildings is to respect and reinforce the required central and secondary axis alignments;  Open space areas should be configured to provide high levels of amenity and utility for adjoining development;  Development should be configured to provide casual surveillance of the open space areas to avoid the creation of unsafe environments;  **Public Domain Levels**  The central north south axis and adjoining areas as depicted in Figure 8 is to be provided at a preferred RL 132.00 with variation permitted between RL 131 and RL 133 (Figure 8).  The development of the precinct should grade down from the north-south axis to the perimeter of the precinct to respect the topography of the site and optimize district views. | The development is considered to be generally consistent with the design outcomes depicted in Figures 7, 8 and 9.  Figure 7 generally relates to the north south axis view corridor, with a flared head adjacent to the northern property boundary. A wider view corridor is proposed adjacent to the southern edge of the Entertainment Precinct (30.6m), before narrowing to a distance of 14/15m between buildings C3 and C4 / C5 in the middle of the site.  Car parking is provided predominately within a basement car park below the unbuilt area nominated at figure 7.  With the exception of the reduction in the central view corridor between buildings C3 and C4/C5, buildings and streets are aligned with the central north south axis and secondary axis alignments.  The central open space area contains clear legible pedestrian pathways within wide passageways, with a combination of seating and landscaping to provide shading.  All walls of the development contain glazing to allow casual surveillance opportunities over open space areas.  The predominate RL of the site within the central north south axis and adjoining areas is RL 132.  Consideration of this development control will be made during development of the northern portion of the Entertainment Precinct, which is not proposed to be developed within this DA. It will be subject to a separate DA for future Precinct A. | Yes  No, DCP variation  Yes  Yes  Yes  Yes  Yes  NA |
| 5.2 Landuse and built form controls  The development of The Entertainment Precinct is to respond to and demonstrate achievement of the development outcomes depicted in Figures 10, 11, 12, 13 and 14.  Development within the precinct can contain a maximum aggregate of 3,500m2 GLAR of “Shop” premises.  All non-residential development must include a signage strategy that demonstrates the integration of business and building identification signage into the overall building design;  Any large format “shop” is to be located within zone 2 in Figure 11, and  Development shall be generally consistent with the following outcomes:  **Active Frontages**  Active frontages are to be provided generally in accordance with Figure 10;  **Development Sequence**  The north south central axis, indicative east-west service road and The Hermitage Way divide the precinct into four development zones. The development of these zones can be undertaken in any sequence. Completion of any zones is not a pre-requisite for the commencement of development within any other zone.  **Zone 2**  Preferred land uses:  Mixed use development – which may include entertainment, community, commercial, retail, residential and car park.  **Public Domain Relationship**  Development in zones 1 or 2 is to:   * Provide articulation / special treatment to identify the entry lobby; * Provide transparent elements where a view axis intersects with the building (eg. Atrium, under-croft) * Utilise transparent materials to provide sightlines into internal public spaces (e.g. atrium) * Cloister or awning treatments are requirement to provide shading to public domain. The awning or cloister is to provide a minimum 2.0m overhang encroachment; * Where a building frames a view axis a straight-edge treatment is required to the perimeter of the building along that alignment (Figure 13 and Figure 14); * Buildings located on the primary building alignments as identified under Figure 13 are to be a minimum height of three storeys and are to be built on a nil setback to the street edge. * Incorporate shading to the central street north south axis public domain with either extended eave lines or a lower level awning / cloister structure treatment. * Blank walls are to be avoided. * Any community building should be of flat roof design incorporating shade structures to facilitate a number of different uses. * Buildings should avoid the use of traditional hipped or gabled roof forms and be of single pitch or multi-pitch roof design. Alternate roof shapes may be considered on a merit basis.   **Residential flat buildings and multi dwelling housing**  Residential flat building or multi dwelling housing in any zone is to:   * Recognise the importance of view lines to vistas and district views: * Provide transparent elements where view axis intersects with the building (e.g. atrium, under-croft); * Buildings should frame the view axis by referencing or aligning with the axis boundary; * The use of integrated balconies is preferred. The use of cantilevered balconies may be considered on a merit basis: * Provide eaves to shade upper balcony areas. Large eave overhangs are encouraged for architectural expression and enhanced passive solar design; * Apartment buildings should avoid the use of hipped or gabled roof forms and should be of single pitch or multi-pitch design; * Blank walls are to be avoided: * Parking is to be provided below grade where possible. Alternatively, other parking configurations may be provided but are to be appropriately treated and designed to maximise safety and minimize their detraction from the quality of the public domain environment; * Private dwellings should provide casual surveillance to public domain areas; * Private dwelling entry points should respect and respond to adjoining public domain areas; * Address the requirements of Section 7.12 of Part A of this DCP.   **Building alignment and setbacks**  Buildings are to reflect the setbacks and alignments allocated in Figures 13 and 14. 0m.  **Materials finishes and colours**  All applications for the construction of new buildings are to include a proposed schedule of materials and finishes. Any schedule of materials and finishes is to demonstrate that the following concepts are achieved.   * Tripartite stratification of building elements (e.g. Base, middle, top-roof); and * Distinct identities for retail/community uses as compared with residential uses.   **Environmental Management in non-residential development**  Applications for non-residential buildings are encouraged that are ecologically sustainable and minimises waste production. As a minimum this is to be demonstrated by all development for non residential purposes being required to achieve a minimum 4 star rating under the Australian Building Greenhouse Rating (ABGR) Scheme. | The development is considered to be generally consistent with the development outcomes depicted in figures 10, 11, 12, 13 and 14.  C7 – 754m2  C11 – 221.92m2  Total – 975.92m2  An overall signage strategy for the development has been prepared.  The grocer / supermarket (Building C7) is located within zone 2.  Active frontages are proposed to buildings orientated towards the southern side of The Hermitage Way and the along the eastern and western sides of the north south axis.  The bulk of the Entertainment Precinct is proposed to be developed subject to the current application. Future Precinct A for further residential accommodation will be subject to separate applications.  The proposed development is wholly located within Zone 2. The development provides for a mixed use development comprising business premises, centre-based child care facility, entertainment facility, food and drink premises, medical centre, recreation facility (indoor), shop top housing, retail premises and a shop.  The proposed development is generally consistent with these design requirements.  The proposed development is generally consistent with these design requirements.  0m to variable.  A schedule of materials and finishes has been submitted. The use of building materials and finishes clearly identifies the different parts and functions of the building, with glazed ground floor shopfronts providing active frontages. In respect to the shop top housing apartment buildings there is a clear base with floor to ceiling glass windows, brick middle and a colourbond roof with clerestory windows.  Distinctive building forms, including roof shapes are proposed to all buildings within the precinct.  A sustainability report was submitted with the application and provides satisfactory measures to reduce potable water demand, climatic responsive design, and passive thermal performance. | Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes |