

C3.5.2 The Hub Precinct (Centre Activities)

In the Structure Plan, the Hub is depicted as Precinct F. It is centrally located on the subject site and is 1.7 hectares in size. The Hub Precinct will comprise ancillary golf course facilities to be provided at the time of construction of the golf course. Development is proposed to be in accordance with MP4 provisions.

Ancillary golf course facilities include:

- golf pro shop suitable for administering the collection of fees for rounds of golf and golf clinics,
- golf cart storage facilities and repair facilities;
- locker and changing facilities with showers and toilets for both male and female golf course customers;
- office facilities for the manager and administrative staff required for the management of both the golf course and facilities provided; and
- bar and restaurant or café facilities suitable for both golf course and casual customers.

Additional Centre facilities that may be developed in the future include:

- function rooms and/or convention or reception facilities available for hire by the general public;
- restaurant and bar facilities (in addition to those required for the operation of the golf course);
- reception or corporate conferencing and accommodation facilities;
- other sport and recreation facilities; and
- other center activities as may be approved from time to time.

These activities are not considered to be ancillary to the operation of the golf course.

Taking into consideration the golf course, proposed and possible future activities for the Hub and residential development, the traffic study predicted a daily traffic generation of 3200 vehicles. Consequently, the main access road has been designed to accommodate this predicted daily traffic flow. As the main access road to the golf course and the Hub has been designed to have a divided carriageway access road, this split carriageway design has in effect doubled the carrying capacity of the road from 3000 vehicles per day to 6000 vehicles per day.

It is considered that the main impact from any expansion of the Hub facilities would be related to traffic generation. Accordingly, as the capacity of the main access road is greater than that required in a fully developed scenario, no economic assessment has been undertaken.

Precinct F – The Hub

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<i>Intent</i>	The Hub precinct is intended to provide a variety of activities and services and other compatible leisure opportunities to support the proposed public golf course as well as the residential precincts.
<i>Desired Environmental Outcomes</i>	<ol style="list-style-type: none"> 1. The Hub will function as a Multi-purpose Centre which will accommodate the golf club and ancillary facilities that include a golf pro-shop, golf cart storage and repair facilities, change room and toilet facilities, an office for the golf course administration and a bar and restaurant or café facilities. 2. Within the next 10 years, the Hub may be expanded to include conference, convention and corporate training facilities and associated accommodation facilities, as well as other sport and recreation facilities such as squash and tennis courts. 3. The Hub will cluster centre activities within walking distance of the residential precincts. It will have building height, bulk and scale consistent with that of the residential precincts. 4. Sensitive design and operation of the Hub will avoid or mitigate any potential adverse impacts on adjoining land uses.
<i>Implementation Strategies</i>	<ol style="list-style-type: none"> 1. All development within the Hub precinct will take the form of 2-3 storeys with a maximum 35% GFA. 2. The applicable code for development in this Precinct will be the Centre Design Code (MP4). 3. The level of assessment for development that is ancillary to the operation of the golf course (including the restaurant) will be Self Assessable. 4. The level of assessment for development not considered ancillary to the operation of the golf course will be Code Assessable.