

6.2.4. Major centre zone code

6.2.4.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5 of the planning scheme.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.2.4.2. Purpose

The purpose of the major centre zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of the major centre of Yeppoon which:
 - (a) is the highest order centre in the planning scheme area; and
 - (b) is a scale that services a large trade catchment in excess of 8000 households;
- (3) to provide opportunities for the major centre of Yeppoon to evolve as a lively, mixed-use community hub;
- (4) to provide for the development of the major centre of Yeppoon as a place comprising the largest range and mixture of uses from within the centre activities group, entertainment activities group and community activities group;
- (5) to provide for the development of a range and mixture of other uses where they are compatible with preferred uses and they support the needs of the trade catchment area;
- (6) to provide for the management of impacts on adjoining sensitive land use; and
- (7) to facilitate the achievement of the overall outcomes sought for the zone.

6.2.4.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the major centre of Yeppoon operates as the primary, multifunctional centre in the planning scheme area, which accommodates the highest order retail, commercial, administrative, health, community, civic, cultural, entertainment and accommodation uses;
- (2) sufficient land is included in the zone to accommodate the projected retail and commercial needs for the life of the planning scheme, including land for additional shopping and mixed use development at the western end of James Street, and re-development and infill opportunities on smaller sites;

- (3) the major centre of Yeppoon develops as walkable and legible place, having a pedestrian focussed environment at ground level, with a range of connected, safe and pleasant public spaces forming community focal points;
- (4) development is:
 - (a) a use from within the centre activities group; or
 - (b) a use from within the entertainment activities group; or
 - (c) a use from within the community activities group; or
 - (d) a low impact use which:
 - (i) is compatible with and supports a use within the centre activities group, entertainment activities group, or community activities group; or
 - (ii) does not limit or compromise the of a use within the centre activities group, entertainment activities group, or community activities group;
- (5) the development of a use from within the centre activities group is a preferred use within the zone in the following circumstances:
 - (a) it is an adult store; or
 - (b) it is a food and drink outlet; or
 - (c) it is health care services; or
 - (d) it is an office; or
 - (e) it is a shop; or
 - (f) it is a shopping centre;
- (6) the development of a use from within the entertainment activities group is a preferred use within the zone in the following circumstances:
 - (a) it is a bar; or
 - (b) it is a function facility; or
 - (c) it is a hotel; or
 - (d) it is a nightclub entertainment facility; or
 - (e) it is a theatre;
- (7) the development of a use from within the community activities group is a preferred use within the zone in the following circumstances:
 - (a) it is a child care centre; or
 - (b) it is a club; or
 - (c) it is a community care centre; or
 - (d) it is a community use; or
 - (e) it is an educational establishment; or
 - (f) it is a place of worship;
- (8) the development of a use that is not from within the centre activities group, entertainment activities group, or community activities group is a preferred use within the zone in the following circumstances:
 - (a) it has low impacts;
 - (b) it is compatible with other uses in the centre;
 - (c) it is designed to integrate with development in the immediate area;
 - (d) the use:
 - (i) is a caretaker's accommodation; or
 - (ii) is a dwelling unit; or

- (iii) is an environment facility; or
 - (iv) is a funeral parlour; or
 - (v) is a garden centre; or
 - (vi) is indoor sport and recreation (being a gymnasium or fitness studio); or
 - (vii) is a park; or
 - (viii) is a research and technology industry (being a computer server facility); or
 - (ix) is a sales office; or
 - (x) is a service industry; or
 - (xi) is from within the special activities group and it is an essential component of infrastructure servicing the community;
- (9) the development of a use from within the accommodation activities group (other than a caretaker's accommodation or dwelling unit) occurs within the zone only in the following circumstance:
- (a) it does not limit or compromise the development of preferred uses;
 - (b) it is designed to integrate with development in the immediate area;
 - (c) it is designed to complement the character of the location;
 - (d) the development is located above the ground level storey;
 - (e) the use:
 - (i) is a dual occupancy; or
 - (ii) is rooming accommodation; or
 - (iii) is short-term accommodation; or
 - (iv) is multiple dwelling units;
- (10) the development of a market or emergency services occurs only if the following circumstance:
- (a) it does not limit or compromise the development of preferred uses;
 - (b) it is designed to integrate with development in the immediate area;
- (11) large format shops, showrooms and warehouses are not located in the Yeppoon major centre;
- (12) the development of a use which has a medium, high, or severe impact on land use in the immediate area does not occur;
- (13) the development is compatible with an urban form that is characterised by:
- (a) the height of buildings and structures above ground level does not exceed the height limits identified for the specific locations shown on Figure 6.2.4.4.1.1 – Yeppoon Business District Height Limits and Figure 6.2.4.4.1.2 – Yeppoon Central Shopping Centre Height Limits;
 - (b) high site cover;
 - (c) incorporation of podium and tower designs for taller buildings;
 - (d) orientation of development to important streets and important public focal points such as the foreshore, Beaman Park, and the town square at the junction of James and Normanby Streets;
 - (e) building designs which accommodate a range of uses;
 - (f) appealing streetscapes and public places;
- (14) the major centre of Yeppoon is characterised by a traditional 'main street' feel and the design of development maintains this by contributing to the following:
- (a) buildings having active uses in lower levels which face streets and other public places;

- (b) buildings having accommodation activities locate the accommodation predominantly above ground level and the accommodation is able to provide surveillance to public places;
 - (c) high quality streetscapes with landscaping suited to a coastal location;
 - (d) utilisation of laneways; and
 - (e) pedestrian friendly footpaths covered by awnings;
- (15) new development on the former railway site located on the northern side of James Street only occurs in accordance with the following:
- (a) development on this site contributes to the strengthening of the 'main street' character of the centre, by orientating uses to existing streets or any new streets, laneways or internal pedestrian footpaths;
 - (b) internally focussed 'big-box' development does not occur; and
 - (c) development on this site is appropriately integrated with historic buildings and structures;
- (16) development provides on-site car parking for staff and any accommodation activities, with the parking areas located to the rear of buildings and if practicable gaining access from a laneway;
- (17) the major centre of Yeppoon provides opportunities for off-site vehicle parking in appropriate circumstances;
- (18) development provides facilities to promote public and active transport use, and safe and equitable access to a range of transport modes;
- (19) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area; and
- (20) the development is provided with adequate infrastructure and essential services.

6.2.4.4. Specific benchmarks for assessment

Table 6.2.4.4.1 — Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Land use	
PO1 The use: (a) is a preferred use for the zone (as identified in the overall outcomes for the zone); or (b) is a use that is identified in the overall outcomes for the zone and is compatible with and does not limit or compromise the development of a preferred use for the zone.	No acceptable outcome is nominated.
PO2 The use reinforces and contributes to the viability, role and function of the major centre of Yeppoon as the highest order centre in the planning scheme area.	No acceptable outcome is nominated.
PO3 Large format shops, showrooms and warehouses are not located in the Yeppoon major centre.	No acceptable outcome is nominated.
PO4 Ground level streetscapes are developed with uses which create daytime and night time activity.	AO4.1 The development of a long-term accommodation activity occurs only above the ground level storey.

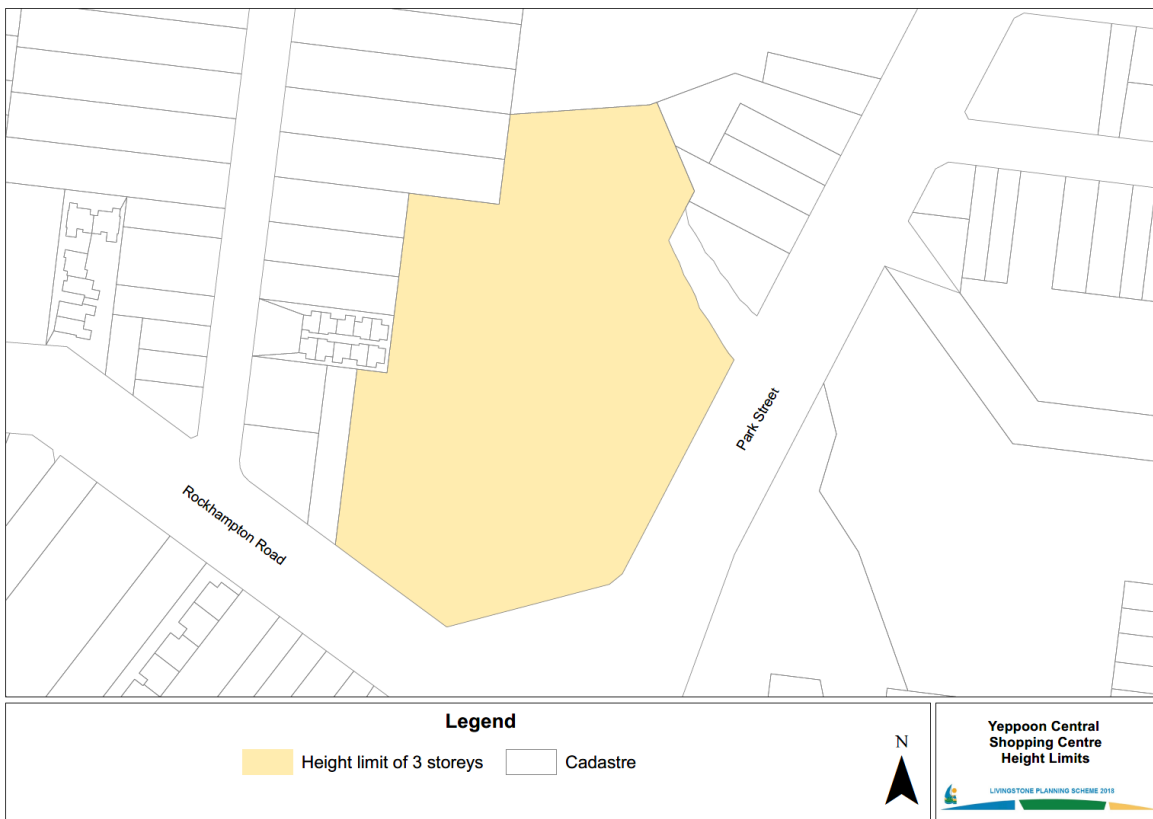
Performance outcomes	Acceptable outcomes
	AO4.2 Active uses are provided on the ground level of all buildings identified as built to boundary buildings on Figure 6.2.4.4.1.3 – Yeppoon Business District Streetscape.
PO5 The use appropriately integrates with any established uses in the immediate area.	No acceptable outcome is nominated.
PO6 The use does not result in medium impacts, high impacts, or extreme impacts and risks due to emissions, or dangerous or hazardous goods and activities.	No acceptable outcome is nominated.
PO7 The use is located, designed and operated in a manner that maintains public safety and minimises impacts on other land use.	No acceptable outcome is nominated.
PO8 If the use adjoins a residential category zone, it does not involve a drive through facility.	No acceptable outcome is nominated.
PO9 The development of a public use that generates frequent and a large amount of public visitation: <ul style="list-style-type: none"> (a) is highly accessible; and (b) is well located in relation to public and active transport networks. 	No acceptable outcome is nominated.
PO10 Development at the former Yeppoon Station and rail yards site (Lot 3 SP 254313): <ul style="list-style-type: none"> (a) accommodates a range of centre activities and compatible accommodation activities; (b) incorporates distinctive open spaces; (c) includes 'main street' design features to James Street and Arthur Street. 	AO10.1 Development at the former Yeppoon Station and rail yards site (Lot 3 SP254313) comprises a mix of uses at street level including retail, food and drink outlets, cultural, entertainment and community activities with appropriate accommodation activities located above the ground level storey.
Built form	
PO11 The height and bulk of buildings and structures contribute to the following: <ul style="list-style-type: none"> (a) a consolidated town centre containing medium rise buildings; (b) continuous and integrated streetscapes having buildings of similar height; (c) a human scale at street level with activated streets and safe and comfortable pedestrian circulation; and (d) retention of distant views and vistas to important local landscape features when viewed from primary public viewer places. 	AO11.1 Building height and the height of structures does not exceed the height limits identified for the specific locations shown on Figure 6.2.4.4.1.1 – Yeppoon Business District Height Limits and Figure 6.2.4.4.1.2 – Yeppoon Central Shopping Centre Height Limits. AO11.2 Site cover does not exceed the following: <ul style="list-style-type: none"> (a) eighty (80) per cent for buildings up to and including three (3) storeys in height;

Performance outcomes	Acceptable outcomes
	(b) fifty (50) per cent for buildings greater than three (3) storeys in height.

Figure 6.2.4.4.1.1 – Yeppoon Business District Height Limits



Figure 6.2.4.4.1.2 – Yeppoon Central Shopping Centre Height Limits



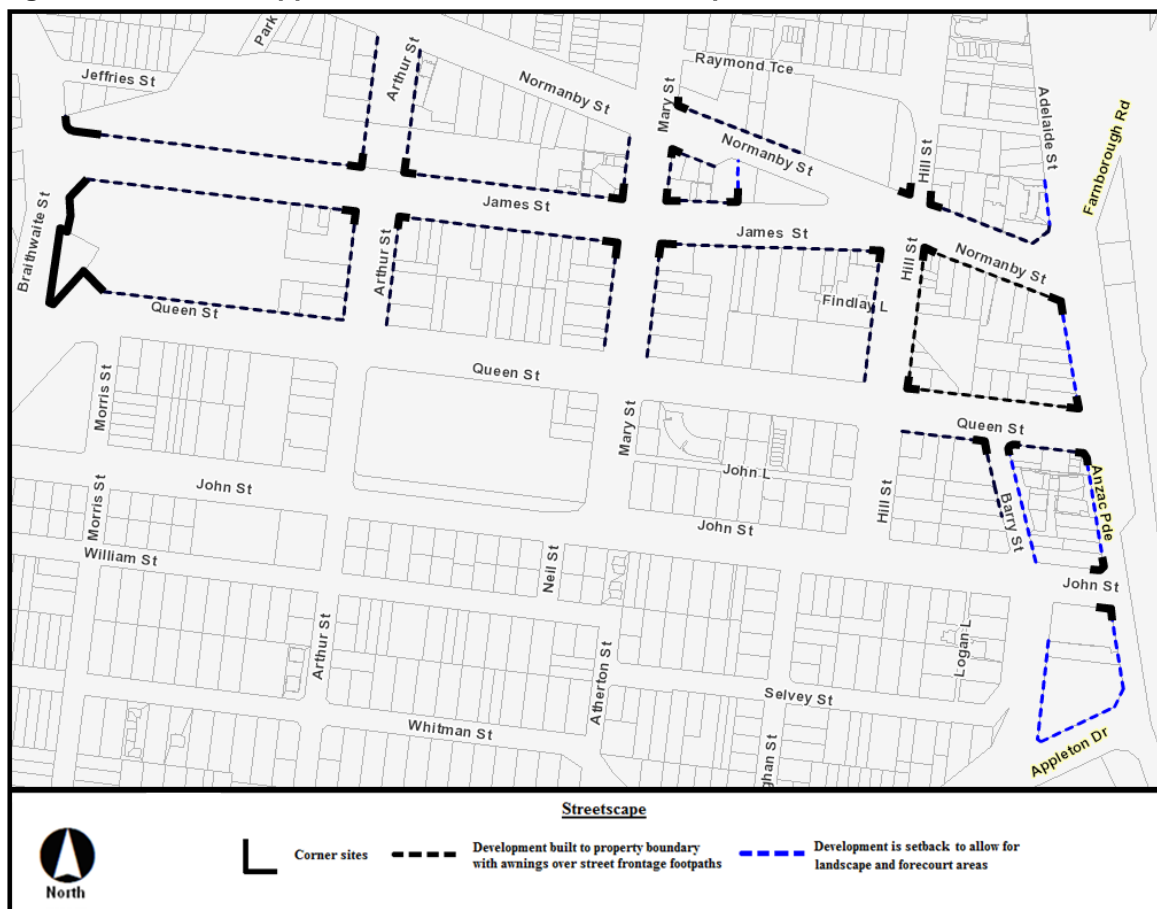
Performance outcomes	Acceptable outcomes
<p>PO12</p> <p>Buildings three storeys or higher are designed to include:</p> <ul style="list-style-type: none"> (a) a distinctive bottom, middle and top; and (b) variations in plan shape, such as curves, steps, recesses, projections or splays; and (c) variations in vertical profile, with steps or slopes at different levels. 	<p>No acceptable outcome is nominated.</p>
<p>PO13</p> <p>The design and siting of buildings and structures does not adversely impact the amenity of the streetscape or adjoining sites having regard to the following:</p> <ul style="list-style-type: none"> (a) minimisation of potential sources of nuisance; (b) provision of and maintenance of access to natural light and ventilation; (c) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites (particularly those associated with a sensitive land use) or public places; and (d) provision of and maintenance of privacy for any habitable buildings. 	<p>AO13.1</p> <p>There is a 1.8 metre high screen fence located along all common lot boundaries with a residential category zone or other adjoining sensitive land use.</p> <p>AO13.2</p> <p>Buildings or structures have a setback from all common lot boundaries with a lot located in a residential category zone in accordance with the following:</p> <ul style="list-style-type: none"> (a) at any point where the 'outermost projection height' is between two (2) metres and 4.5 metres, a setback of at least five (5) metres; or (b) at any point where the 'outermost projection height' is greater than 4.5 metres, a setback of at least five (5) metres plus 0.3 of a metre for every additional metre or part thereof in height over 4.5 metres. <p>AO13.3</p> <p>If the distance separating a window of a habitable room, a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <ul style="list-style-type: none"> (a) window sill heights a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or (c) fixed external screens; or (d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.
<p>PO14</p> <p>Development is designed to:</p> <ul style="list-style-type: none"> (a) fit responsibly into the streetscape; 	<p>AO14.1</p> <p>New developments:</p> <ul style="list-style-type: none"> (a) are oriented to the street and on-site customer parking areas;

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (b) activate and engage with the street and important public spaces; (c) create a pedestrian rather than car oriented street frontage; (d) create a safe pedestrian environment at street level; (e) create interesting street level façades which avoid expanses of blank walls oriented to the street; and (f) provide an awning over pedestrian areas or shade trees where an awning would conflict with the streetscape (for example, heritage buildings). 	<ul style="list-style-type: none"> (b) at ground level, include display windows for a minimum of eighty (80) per cent of the façade area; and (c) result in ground floor tenancies which do not exceed ten (10) metres in width, or the ground floor tenancies are punctuated at least every fifteen (15) metres by a vertical design feature or shop window displays. <p>AO14.2 Buildings are built to the road frontage lot boundary at locations identified on Figure 6.2.4.4.1.3 – Yeppoon Business District Streetscape and an awning is provided over the footpath.</p> <p>AO14.3 Where fronting a street or public space, any part of a building above ground floor level includes design features, windows or balconies to at least thirty (30) per cent of the façade area of each floor level.</p> <p>AO14.4 Buildings have awnings over external pedestrian footpath areas and the awnings:</p> <ul style="list-style-type: none"> (a) provide continuous weather protection; (b) are not higher than 7.5 metres from the constructed pavement or footpath to the soffit of the awning; and (c) extend from the building over the pedestrian footpath area the greater of the following: <ul style="list-style-type: none"> (i) three (3) metres; or (ii) a distance which finishes 0.5 of a metre before any roadside kerb or vehicle parking area. <p>Note: The following figure illustrates the outcome sought.</p>

Performance outcomes	Acceptable outcomes
<p>PO15</p> <p>All buildings provide opportunities for ground floor reuse and adaptation for alternative preferred uses.</p>	<p>AO15</p> <p>Building ground floors have a floor to ceiling height of at least four (4) metres.</p>
<p>PO16</p> <p>Where multi-storey buildings are developed, the design ensures that any accommodation activities have appropriate amenity and access to natural light and ventilation.</p>	<p>AO16</p> <p>For a multi-storey building, any storey located above the third storey has a setback in accordance with the following:</p> <ul style="list-style-type: none"> (a) a setback from road frontage lot boundaries of at least six (6) metres but no more than ten (10) metres; and (b) a setback from side or rear lot boundaries of at least one-third of the 'outermost projection height' of the building.
<p>PO17</p> <p>The character of the major centre of Yeppoon is reinforced by buildings that:</p> <ul style="list-style-type: none"> (a) reflect the area's 'main street' character; (b) are orientated towards streets and public spaces; (c) strengthen the linkage between Anzac Parade and James Street. 	<p>AO17.1</p> <p>Buildings have a setback from the primary road frontage lot boundary of at least six (6) metres at locations identified on Figure 6.2.4.4.1.3 – Yeppoon Business District Streetscape, to allow for landscape and forecourt areas.</p> <p>AO17.2</p> <p>Buildings are built to the road frontage lot boundary at locations identified on Figure 6.2.4.4.1.3 – Yeppoon Business District Streetscape, and an awning is provided over the footpath.</p>
<p>PO18</p> <p>The design and siting of buildings contributes to the development of the major centre of Yeppoon as a place which has:</p> <ul style="list-style-type: none"> (a) a high level of pedestrian connectivity between destinations within the centre; (b) a functional movement system; (c) safe and highly accessible vehicle parking areas located at the rear of premises for customers; and (d) safe and effective drop-off and collection areas at the rear of premises for service and delivery vehicles. 	<p>AO18.1</p> <p>Development on land affected by a future vehicle or pedestrian connection or laneway identified on Figure 6.2.4.4.1.4 – Yeppoon Business District Laneways and Connections, provides the following:</p> <ul style="list-style-type: none"> (a) mid-block public access laneways that are dedicated as public roads and which provide two way traffic as follows: <ul style="list-style-type: none"> (i) an eight (8) metres road reserve; and (ii) a five (5) metre carriageway (parking on one side of road); and (b) mid-block public access for pedestrians which: <ul style="list-style-type: none"> (i) are a minimum of three (3) metres in width; and (ii) consist of an open walkway, or an arcade through a building, or unrestricted public access through shops which extend from street to street; and (c) in the event of the relocation of the Yeppoon Railway Station building, dedication as new road reserve the area

Performance outcomes	Acceptable outcomes
	of land indicated for a future road for the extension of Arthur Street between Normanby Street and James Street.
PO19 Development extending from street to street provides inter-block connections, interaction between the internal uses and activity on the street.	AO19.1 Arcades are well lit, include active frontages for the full length of the facility, are able to be locked when not used and have an easily recognisable entry and exit. AO19.2 Street to street connections provided by arcades or thoroughfares are provided when sites are redeveloped where indicated on Figure 6.2.4.4.1.4 – Yeppoon Business District Laneways and Connections.
PO20 The safety and effectiveness of vehicle laneways is not compromised by the introduction and proliferation of active uses along the laneway frontages.	AO20 Development fronting a vehicle laneway provides access only for loading, car parking, storage and rear access to buildings.

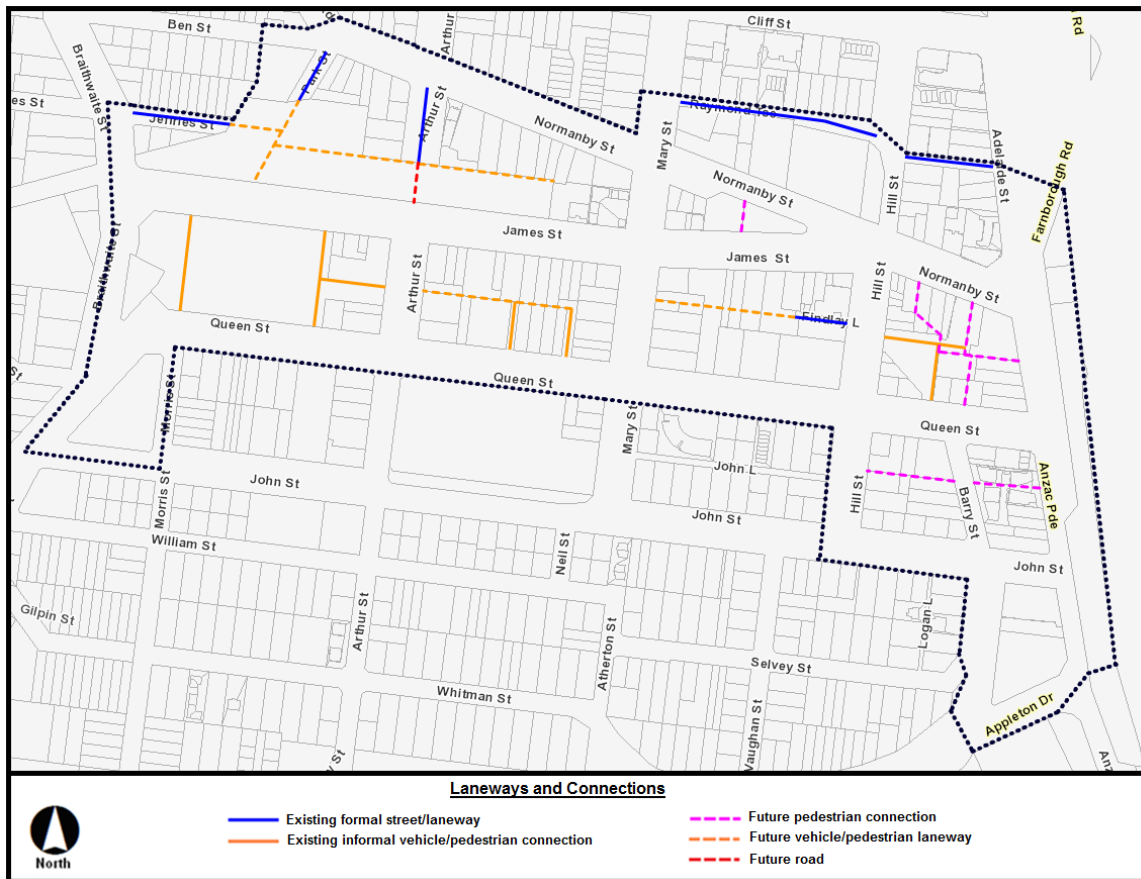
Figure 6.2.4.4.1.3 – Yeppoon Business District Streetscape



Performance outcomes

Acceptable outcomes

Figure 6.2.4.1.4 – Yeppoon Business District Laneways and Connections

**PO21**

Where located on a site fronting Anzac Parade, development enhances the amenity of public spaces and provides opportunities for public access to facilities in the private domain.

AO21.1


Where located on a site fronting Anzac Parade, development actively addresses footpaths with doorways and windows and provides opportunities for outdoor dining.

AO21.2

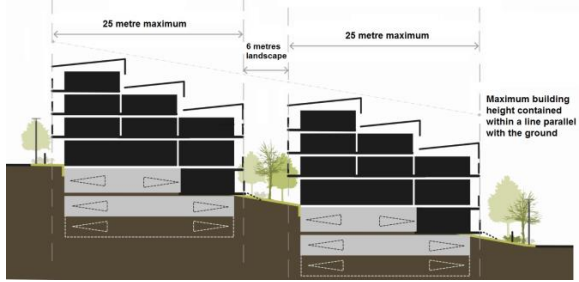
Where located on a site fronting Anzac Parade, building forecourt areas are provided and they include:

- planting features between the building and Anzac Parade;
- shade or weather protection structures are part of outdoor or semi-outdoor eating establishments along Anzac Parade; and
- front pedestrian entrances are located on and focused towards Anzac Parade.

Note: The following figure illustrates the outcome sought.

Performance outcomes	Acceptable outcomes
	
Appearance	
<p>PO22</p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <ul style="list-style-type: none"> (a) emphasis on entry points; (b) orientation to the street and any public places; (c) use of buildings, structures or vegetation to screen any waste storage areas and building plant from view of the street; (d) inclusion of vegetation to screen any large unarticulated building walls; (e) inclusion of vegetation at appropriate locations to enhance public streets and places and to provide shading for pedestrian comfort. 	<p>AO22.1</p> <p>The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>AO22.2</p> <p>Any waste storage areas are screened from view of the street by one or more of the following:</p> <ul style="list-style-type: none"> (a) a solid screen fence; or (b) a wall; or (c) dense vegetation. <p>AO22.3</p> <p>Any building plant:</p> <ul style="list-style-type: none"> (a) is screened from view of the street by one or more of the following: <ul style="list-style-type: none"> (i) a solid screen fence, or (ii) a roof design feature; or (iii) a wall; or (iv) dense vegetation; or (b) is located within, underneath or central to the building so as to not be visible from the street. <p>AO22.4</p> <p>There is a densely vegetated area having a depth of at least five (5) metres from the lot boundary, located along all common lot boundaries where adjoining any residential category zone.</p> <p>AO22.5</p> <p>The densely vegetated area specified in AO22.4 complies with the following:</p> <ul style="list-style-type: none"> (a) there is a minimum of two (2) rounded canopy trees for every five (5) linear metres or part thereof of the length of the lot boundary; and

Performance outcomes	Acceptable outcomes
	(b) any established native tree species having a height exceeding two (2) metres, or a trunk diameter of thirty (30) centimetres are retained within vegetation area.
<p>PO23</p> <p>Buildings have an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by use of the following:</p> <ul style="list-style-type: none"> (a) vertical and horizontal articulation to create shadow and break up the built form by use of fenestration, recesses, wall offsets, balconies, projections, splays or other building design features; (b) external building walls having variations in textures, materials and colours; and (c) external building materials which are unlikely to create a nuisance, discomfort or hazard due to solar reflection. 	<p>AO23.1</p> <p>Buildings have a maximum unarticulated length of fifteen (15) metres to the street frontage.</p> <p>AO23.2</p> <p>External building walls have at least three (3) variations, with the variations consisting of one or more of the following:</p> <ul style="list-style-type: none"> (a) changes in surface textures; or (b) changes in materials; or (c) changes in colours. <p>AO23.3</p> <p>The design of the building does not include glass or surfaces that are likely to:</p> <ul style="list-style-type: none"> (a) reflect solar rays for prolonged periods due to exterior finishes and design elements, or (b) create undue nuisance, discomfort or hazards to any part of the surrounding locality.
<p>PO24</p> <p>Buildings are well designed and decorated to reflect the sub-tropical climate and coastal character of Yeppoon.</p>	No acceptable outcome is nominated.
<p>PO25</p> <p>The roof of a building is designed in a manner that creates visual interest and can conceal any plant equipment.</p>	No acceptable outcome is nominated.
<p>PO26</p> <p>The location of street trees, seating, shade structures, waste bins, drinking fountains, public transport stops and public art and the like are:</p> <ul style="list-style-type: none"> (a) provided at a scale and location appropriate to the design and layout of the centre; (b) co-ordinated to create cohesive streetscapes and movement areas to soften the built form and provide increased user amenity; and (c) located so as to retain at least a 1.5 metre wide clear pedestrian zone. 	No acceptable outcome is nominated.
<p>PO27</p> <p>Development designed as stand-alone shopping centres does not occur unless they contribute to the amenity of the streetscape and maximise opportunities for outwardly-focused (or sleeved) active uses facing shopping streets, car parking</p>	<p>AO27</p> <p>Where fronting active streets, large standalone shopping centres include:</p> <ul style="list-style-type: none"> (a) shop display windows on street frontages (excluding laneways) which are not opaque

Performance outcomes	Acceptable outcomes
areas, landscaped forecourts, and public spaces.	or covered with signage occupying more than fifty (50) per cent of window area; or (b) 'sleeving' of smaller tenancies on large shopping centres.
<p>PO28</p> <p>Buildings which are located on corner sites or share boundaries to public spaces, including parks, are designed to express or emphasise the importance of their location through excellent architectural design.</p>	<p>AO28.1</p> <p>Where a building is adjacent to a public place:</p> <ul style="list-style-type: none"> (a) the building's main entrance addresses the public place; or (b) the building's design addresses the public place via openings, entrances or verandas; and (c) that part of a building that shares a boundary with the open space zone is not fenced with the preferred approach to be the provision of landscaping or paving treatments to delineate the public space from private. <p>AO28.2</p> <p>Buildings on corner sites provide active frontages to both street frontages and the main entrance addresses the principal street or the street corner.</p>
<p>PO29</p> <p>Development retains horizontal vegetated breaks on hill slopes, in order to prevent the appearance of large, single, multi-storey buildings.</p>	<p>AO29</p> <p>On sloping land:</p> <ul style="list-style-type: none"> (a) buildings are stepped so that their maximum height is contained within a line parallel with the ground; (b) buildings on a slope greater than one (1) vertical in six (6) horizontal (16.6 per cent) are interrupted every twenty-five (25) metres (measured in the horizontal plane) by a six (6) metre wide break that includes deep planting of trees which will reach at least seven (7) metres at maturity; and (c) buildings use different materials, colours or design elements to distinguish between different buildings separated on the slope. <p>Note: The following figure illustrates the outcome sought.</p> 

Performance outcomes		Acceptable outcomes	
Vehicle parking areas and access			
PO30 Parking areas are designed to minimise impacts on sensitive land use due to noise, car park lighting, vehicle lighting, and loss of privacy.		No acceptable outcome is nominated.	
PO31 On-site vehicle parking areas do not compromise the walkability and active shop front focus of the streetscape and they are sited: (a) to the side or the rear of buildings; or (b) below ground level.		No acceptable outcome is nominated.	
PO32 Access to sites is via existing crossovers and new crossovers do not interrupt key pedestrian areas unnecessarily.		No acceptable outcome is nominated.	
PO33 When visible from the street, ancillary parking facilities and standalone parking stations are designed with external finishes and landscaping appropriate to the streetscape setting.		No acceptable outcome is nominated.	
Infrastructure			
PO34 Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.		AO34 The development complies with the requirements of the Development Works Code.	