

TASMANIAN PLANNING COMMISSION

Hobart Interim Planning Scheme 2015

Draft amendment PSA-19-1

Modified amendment PSA-19-1

1. Amend 4.1 Planning Terms and Definitions by inserting a new definition after 'sign' as follows:

single aspect	means a dwelling or serviced apartment that has external windows on no more than one building elevation (not including skylights and windows to a light well or ventilation shaft).
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2. Amend 22.4 Development Standards for Buildings and Works of the Central Business Zone by inserting a new 22.4.9 as follows:

22.4.9 Residential and Visitor Accommodation Amenity

Objective:	
To ensure that buildings for residential or visitor accommodation uses provide reasonable levels of amenity and safety in terms of noise, access to daylight and natural ventilation, open space and storage.	
Acceptable Solutions	Performance Criteria
A1 Residential or visitor accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (AS3671:1989 – <i>Road Traffic Noise Intrusion (Building Siting and Construction)</i> and AS2107:2016 –	P1 Residential or visitor accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (including AS3671:1989 – <i>Road Traffic Noise Intrusion (Building Siting and Construction)</i> and

<p><i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)).</i></p>	<p>AS2107:2016 – <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors))</i>, unless:</p> <ul style="list-style-type: none"> (a) alterations required to meet these standards would negatively impact on historic cultural heritage values of an existing building listed as a place, or within a precinct, in the Historic Heritage Code; or (b) external alterations of an existing building that are required to meet these standards would negatively impact on the streetscape.
<p>A2</p> <p>Residential or serviced apartment components of a new building (including external elements such as a balcony, roof garden, terrace or deck) must:</p> <ul style="list-style-type: none"> (a) if the building includes any single aspect dwellings or single aspect serviced apartments, be set back at least 5m from all side or rear boundaries and other buildings on the same site (refer Figure 22.4 iii); or (b) if the building includes no single aspect dwellings and no single aspect serviced apartments, have at least two elevations of the building, and all habitable room windows, that are either: <ul style="list-style-type: none"> (i) set back at least 5m from a side or rear boundary or other building on the same site; or (ii) facing a frontage (refer Figure 22.4 iv). 	<p>P2</p> <p>Residential or serviced apartment components of a new building must be designed to allow for reasonable access to daylight into habitable rooms and private open space, and reasonable opportunity for air circulation and natural ventilation, having regard to:</p> <ul style="list-style-type: none"> (a) proximity to side and rear boundaries; (b) proximity to other buildings on the same site; (c) the height and bulk of other buildings on the same site; (d) the size of any internal courtyard or void; (e) the use of light wells or air shafts; (f) development potential on adjacent sites, considering the zones and codes that apply to those sites; and (g) any assessment by a suitably qualified person.
<p>A3</p> <p>Every habitable room in a dwelling:</p> <ul style="list-style-type: none"> (a) must have at least one external window; (b) must have at least one external window visible from all points of the room if a living room; (c) where the only external window in the room is located within a recess, that recess must be: 	<p>P3</p> <p>Every habitable room in a dwelling must have reasonable access to natural daylight and ventilation from an external window, having regard to:</p> <ul style="list-style-type: none"> (a) the orientation of the room; (b) the size and location of windows; (c) the size of the room;

<ul style="list-style-type: none"> (i) a minimum width of 1.2m; and (ii) a maximum depth of 1.5 times the width, measured from the external surface of the external window; and <p>(d) must have a room depth from an external window of:</p> <ul style="list-style-type: none"> (i) not more than 2.5 times the ceiling height; or (ii) if an open plan layout (where the living, dining and kitchen are combined), not more than 8m. 	<ul style="list-style-type: none"> (d) the ceiling height; (e) the opportunity for cross-ventilation; (f) the proposed use of the room; (g) overshadowing of the site from existing development; (h) existing site constraints; and (i) any assessment by a suitably qualified person.
<p>A4</p> <p>Private open space must be provided for each dwelling or serviced apartment on a site.</p>	<p>P4</p> <p>Fewer than all of the dwellings or serviced apartments on a site may be provided with private open space if:</p> <ul style="list-style-type: none"> (a) communal open space is provided on site that exceeds size requirements under 22.4.9 A6 by 10m² for each dwelling unit or serviced apartment without private open space, and is of high quality in terms of location, access to sunlight, outlook, facilities, landscaping and accessibility; (b) environmental conditions such as high winds or high levels of noise would significantly diminish the amenity of the private open space and this is unable to be mitigated by screening that does not unreasonably reduce access to daylight, as demonstrated by a suitably qualified person; or (c) the dwelling or serviced apartment is in an existing building that cannot reasonably accommodate private open space due to site constraints, or impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code.

<p>A5</p> <p>Each dwelling or serviced apartment on a site must have private open space that:</p> <ul style="list-style-type: none"> (a) has an area not less than: <ul style="list-style-type: none"> (i) 8m² for 1 bedroom dwellings or serviced apartments; (ii) 10m² for 2 bedroom dwellings or serviced apartments; (iii) 12m² for 3 or more bedroom dwellings or serviced apartments; (b) does not include plant and equipment such as outdoor components of an air conditioning unit; (c) unless drying facilities are provided elsewhere on the site, include a clothes drying area of at least 2m² in addition to the minimum area in (a) above, that may be in a separate location, and is screened from public view; (d) has a minimum horizontal dimension of 2m, or 1.5m for a 1 bedroom dwelling or serviced apartment; (e) where above ground floor level, not be located within 5m of private open space of any other dwelling or serviced apartment in another building (excluding between conjoined terrace-style dwellings or serviced apartments); and (f) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms. 	<p>P5</p> <p>A dwelling or serviced apartment must provide reasonable amenity and be capable of meeting the projected outdoor recreation requirements of occupants, having regard to:</p> <ul style="list-style-type: none"> (a) the size and minimum dimensions of the space, excluding space occupied by plant and equipment such as outdoor components of an air conditioning unit; (b) the amount of space available for furniture or plantings; (c) the potential for significant noise intrusion; (d) proximity and overlooking to the private open space of existing adjacent residential and serviced apartment developments; (e) screening where necessary for privacy that does not unreasonably restrict access to daylight; (f) screening where necessary for noise and wind protection that does not unreasonably restrict access to daylight; (g) screening from public view for clothes drying areas; and (h) any advice from a suitably qualified person.
<p>A6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that:</p> <ul style="list-style-type: none"> (a) is at least 70m², with an additional 2m² for every dwelling or serviced apartment over 10; (b) if provided in multiple locations, at least one single area must be a minimum of 40m²; (c) has a minimum horizontal dimension of 3m; 	<p>P6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that provides reasonable amenity and outdoor recreation opportunities for occupants, having regard to:</p> <ul style="list-style-type: none"> (a) the area and dimensions of the space; (b) the total number of dwellings or serviced apartments on the site; (c) the accessibility of the space;

<ul style="list-style-type: none"> (d) includes at least 20% of the total area for plantings (including food growing), being deep soil planting if at ground level; (e) is directly accessible from common entries and pathways; (f) screens any communal clothes drying facilities from public view; (g) may be above ground floor level, including rooftops; (h) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms; (i) does not include vehicle driveways, manoeuvring or hardstand areas; and (j) includes no more than 20% of the total area located between 30 degrees East of South and 30 degrees West of South of: <ul style="list-style-type: none"> (i) a building on the site with a height more than 3m; or (ii) a side or rear boundary within 5m. 	<ul style="list-style-type: none"> (d) the flexibility of the space and opportunities for various forms of recreation; (e) the availability and location of common facilities within the space; (f) landscaping; (g) the provision of gardens, trees and plantings (including food gardens) appropriate in area to the size of the communal open space; (h) accessibility to daylight, taking into account the development potential of adjacent sites; (i) the outlook from the space; (j) the level of noise intrusion from external noise sources; and (k) any advice from a suitably qualified person; <p>unless:</p> <ul style="list-style-type: none"> (i) the dwellings or serviced apartments are located in an existing building where communal open space cannot be reasonably achieved due to site constraints, or impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code; or (ii) open space, accessible by the public, that is of high quality in terms of location access to sunlight, outlook, facilities, landscaping and accessibility and that can adequately accommodate the needs of occupants is provided on the site; or (iii) private open space is provided for all dwellings or serviced apartments on the site, provides a reasonable level of amenity in terms of access to sunlight and outlook, and sufficiently caters for flexible outdoor recreation needs including relaxation, entertainment, planting, outdoor dining and children's play.
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<p>A7</p> <p>Each multiple dwelling must be provided with a dedicated and secure storage space of no less than 6m³, located externally to the dwelling.</p>	<p>P7</p> <p>Each multiple dwelling must be provided with adequate storage space.</p>
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3. Amend 22.4 Development Standards for Buildings and Works of the Central Business Zone by inserting a new 22.4.10 as follows:

22.4.10 Waste Storage and Collection

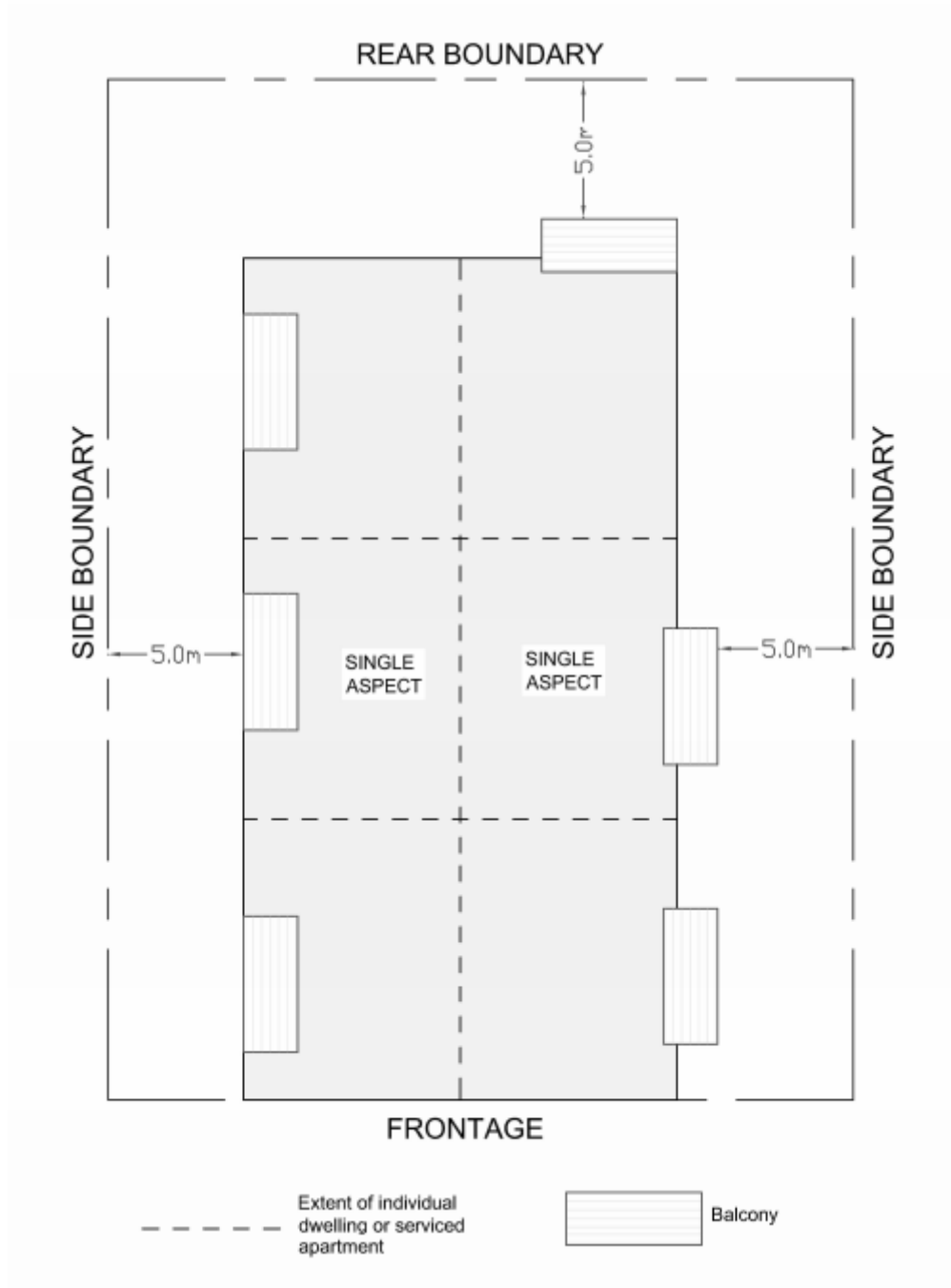
<p>Objective:</p>	
<p>To ensure the storage and collection of waste provides for a reasonable level of amenity and safety for surrounding occupants and for traffic, cyclists, pedestrians and other road and footpath users.</p>	
<p>A1</p> <p>Bulk waste bins that are commercially serviced must be provided for sites:</p> <ul style="list-style-type: none"> (a) with more than one commercial tenancy; (b) with one commercial tenancy that is greater than 100m²; (c) with more than 4 dwellings or visitor accommodation units (or 3 if a mixed use site); and (d) with more than 2 dwellings or visitor accommodation units (or 1 if a mixed use site) if fronting a pedestrian priority street (Figure E6.7.12); <p>unless:</p> <ul style="list-style-type: none"> (i) there are no more than 4 individual bins for kerbside collection at any one time per commercial site or any site fronting a pedestrian priority street (Figure E6.7.12); (ii) There are no more than 8 individual bins for kerbside collection at any one time per residential or mixed use site not fronting a pedestrian priority street (Figure E6.7.12); or (iii) Individual bins are commercially serviced without being placed on the kerbside for collection. 	<p>P1</p> <p>Bulk waste bins that are commercially serviced must be provided unless kerbside collection would not unreasonably compromise the amenity of the surrounding area or the flow and safety of vehicles, cyclists and pedestrians, and:</p> <ul style="list-style-type: none"> (a) the frontage of the site has a width equivalent to 5m for each dwelling, accommodation unit or tenancy with individual bins; or (b) bulk waste bin storage and collection cannot reasonably be provided on site due to: <ul style="list-style-type: none"> (i) impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code; or (ii) site constraints, if for an existing building.

<p>A2</p> <p>An on-site storage area, with an impervious surface (unless for compostables), must be provided for bins that:</p> <p>(a) if for separate bins per dwelling, visitor accommodation or commercial tenancy:</p> <ul style="list-style-type: none"> (i) provides an area for the exclusive use of each dwelling, accommodation unit or tenancy, and is not located between the building and a frontage; (ii) is set back not less than 4.5m from a frontage unless within a fully enclosed building; (iii) is not less than 5.5m horizontally from any dwelling or accommodation unit unless for bins associated with that dwelling, or within a fully enclosed building; and (iv) is screened from the frontage and any dwelling or accommodation unit by a wall to a height not less than 1.2m above the finished surface level of the storage area. <p>(b) If for bulk waste bins:</p> <ul style="list-style-type: none"> (i) is located on common property; (ii) includes dedicated areas for storage and management of recycling and compostables; (iii) is not less than 5.5m from any dwelling or accommodation unit unless within a fully enclosed building; (iv) is set back not less than 4.5m from a frontage if fronting a pedestrian priority street (Figure E6.7.12); (v) is screened from any public road, dwelling or accommodation unit by a wall to a height not less than 1.8m above the finished surface level of the storage area; (vi) is accessible to each dwelling, accommodation unit or tenancy 	<p>P2</p> <p>A storage area for waste and recycling bins must be provided that is:</p> <ul style="list-style-type: none"> (a) capable of storing the number of bins required for the site; (b) of sufficient size to enable convenient and safe access and manoeuvrability for occupants, and waste collection vehicles where relevant; (c) in a location on-site that is conveniently and safely accessible to occupants, without compromising the amenity and flow of public spaces; (d) screened from view from public spaces and dwellings or accommodation units; and <p>if the storage area is for common use, separated from dwellings or units on the site to minimise impacts caused by odours and noise.</p>
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<p>without the requirement to travel off-site; and</p> <p>where the development is mixed use, have separate storage spaces for commercial and residential bins with separate access to each.</p>	
<p>A3</p> <p>Bulk waste bins must be collected on site by private commercial vehicles, and access to storage areas must:</p> <ul style="list-style-type: none"> (a) in terms of the location, sight distance, geometry and gradient of an access, as well as off-street parking, manoeuvring and service area, be designed and constructed to comply with <i>AS2890.2:2018: Parking Facilities - Off-Street Commercial Vehicle Facilities</i>; (b) ensure the vehicle is located entirely within the site when collecting bins; and (c) include a dedicated pedestrian walkway, alongside or independent of vehicle access ways. 	<p>P3</p> <p>A waste collection plan demonstrates the arrangements for collecting waste do not compromise the safety, amenity and convenience of surrounding occupants, vehicular traffic, cyclists, pedestrians and other road and footpath users, having regard to:</p> <ul style="list-style-type: none"> (a) the number of bins; (b) the method of collection; (c) the time of day of collection; (d) the frequency of collection; (e) access for vehicles to bin storage areas, including consideration of gradient, site lines, manoeuvring, direction of vehicle movement and pedestrian access; (f) distance from vehicle stopping point to bins if not collected on site; (g) the traffic volume, geometry and gradient of the street; and <p>the volume of pedestrians using the street and whether it is a pedestrian priority street (Figure E6.7.12).</p>

4. Insert Figure 22.4 iii as follows:

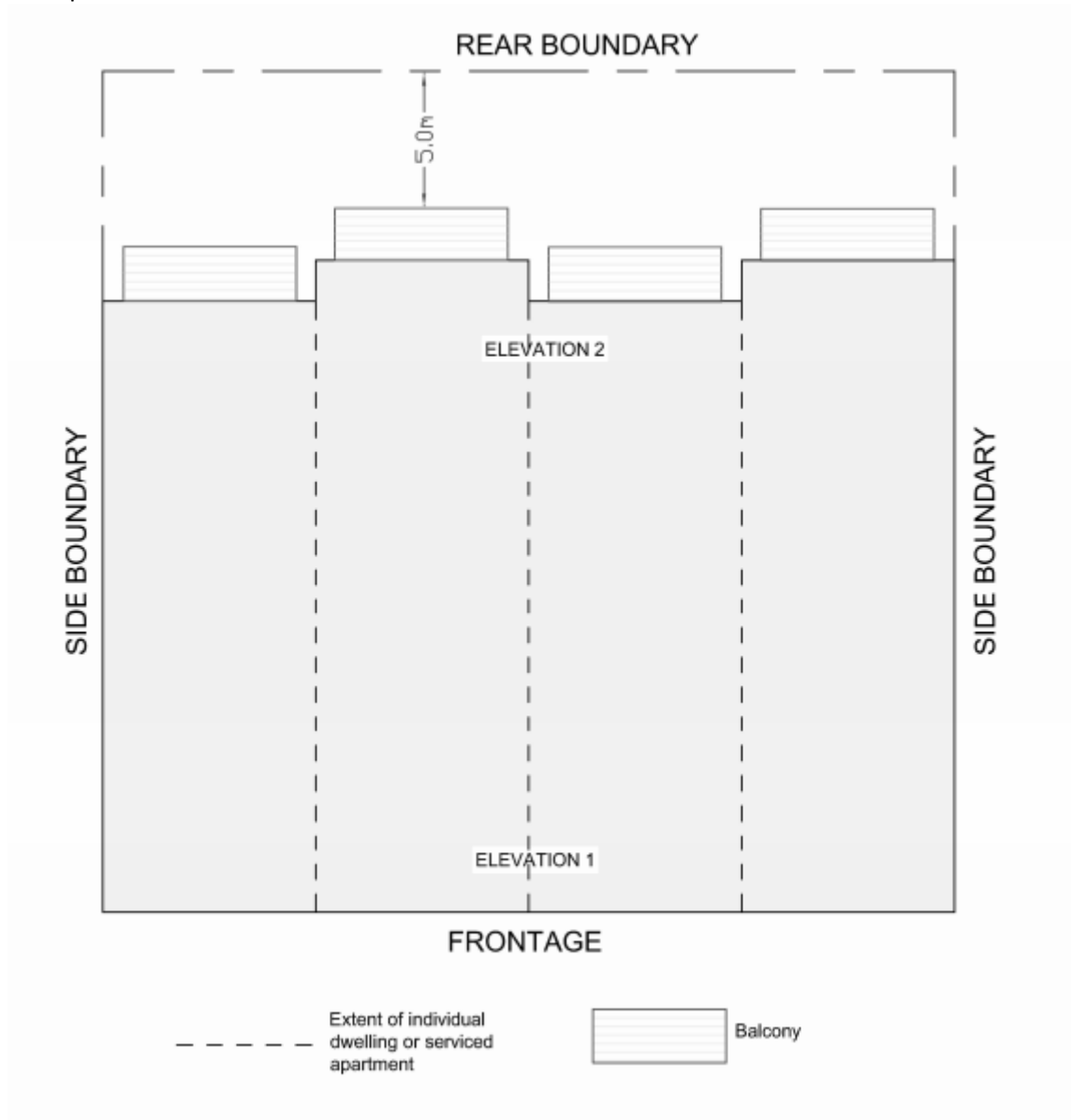
Figure 22.4 iii Setbacks for developments including single aspect dwellings or single aspect service apartments under 22.4.9 A2 (a).



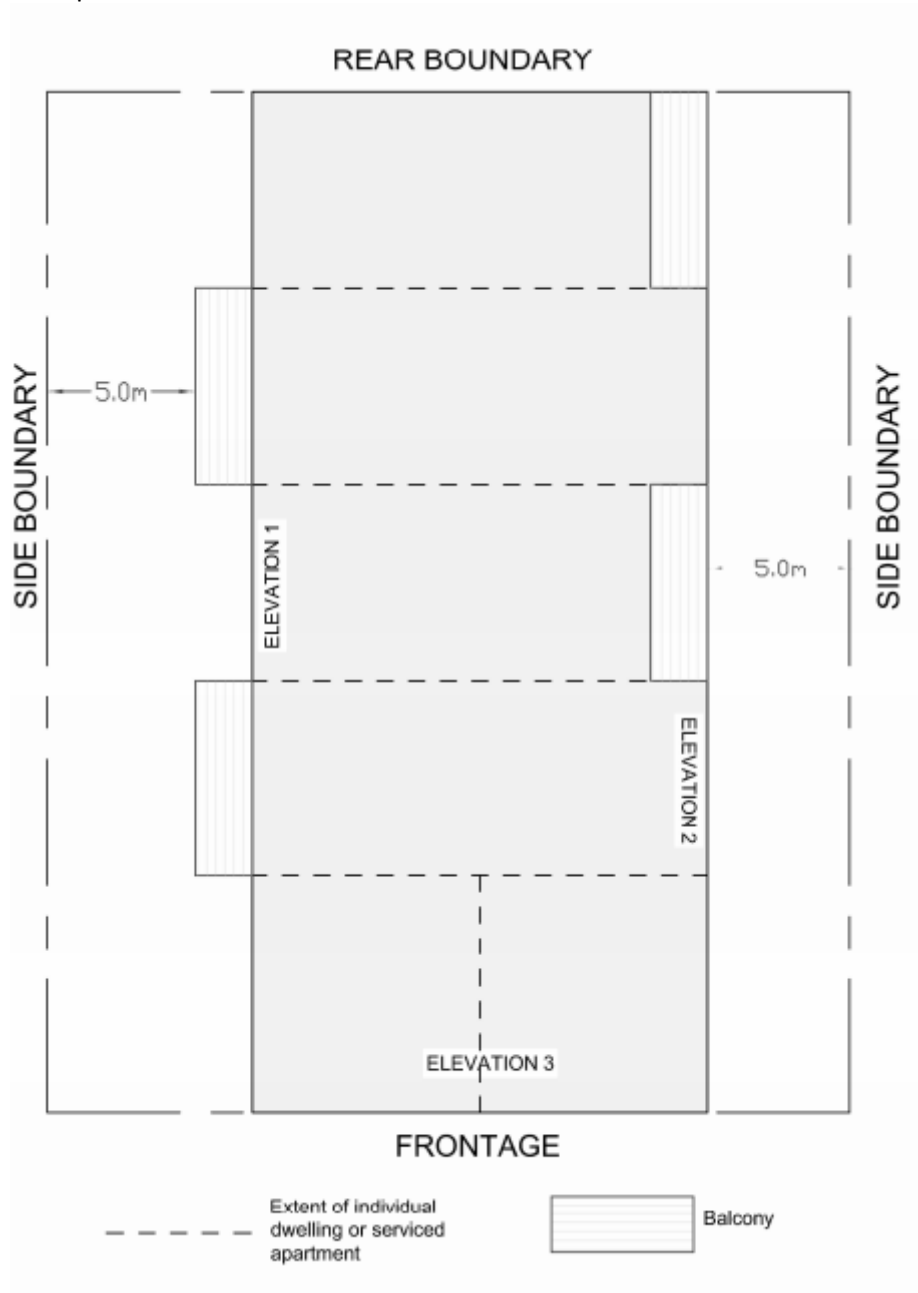
5. Insert Figure 22.4 iv as follows:

Figure 22.4 iv Setbacks for developments not including single aspect dwellings or single aspect service apartments under 22.4.9 A2 (b).

Example 1



Example 2



6. Amend 23.4 Development Standards for Buildings and Works of the Commercial Zone by inserting a new 23.4.8 as follows:

23.4.8 Residential and Visitor Accommodation Amenity

Objective:	
To ensure that buildings for residential or visitor accommodation uses provide reasonable levels of amenity and safety in terms of noise, access to daylight and natural ventilation, open space, storage.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Residential or visitor accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (AS3671:1989 – <i>Road Traffic Noise Intrusion (Building Siting and Construction)</i> and AS2107:2016 – <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>).</p>	<p>P1</p> <p>Residential or visitor accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (including AS3671:1989 – <i>Road Traffic Noise Intrusion (Building Siting and Construction)</i> and AS2107:2016 – <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>), unless:</p> <p>(a) alterations required to meet these standards would negatively impact on historic cultural heritage values of an existing building listed as a place, or within a precinct, in the Historic Heritage Code; or</p> <p>(b) external alterations of an existing building that are required to meet these standards would negatively impact on the streetscape.</p>
<p>A2</p> <p>Residential or serviced apartment components of a new building (including external elements such as a balcony, roof garden, terrace or deck) must:</p> <p>(a) if the building includes any single aspect dwellings or single aspect serviced apartments, be set back at least 5m from all side or rear boundaries and other buildings on the same site (refer Figure 23.4 i); or</p> <p>(b) if the building includes no single aspect</p>	<p>P2</p> <p>Residential or serviced apartment components of a new building must be designed to allow for reasonable access to daylight into habitable rooms and private open space, and reasonable opportunity for air circulation and natural ventilation, having regard to:</p> <p>(a) proximity to side and rear boundaries;</p> <p>(b) proximity to other buildings on the same site;</p> <p>(c) the height and bulk of other buildings on</p>

<p> dwellings and no single aspect serviced apartments, have at least two elevations of the building, and all habitable room windows, that are either:</p> <ul style="list-style-type: none"> (i) set back at least 5m from a side or rear boundary or other building on the same site; or (ii) facing a frontage (refer Figure 23.4 ii). 	<ul style="list-style-type: none"> the same site; (d) the size of any internal courtyard or void; (e) the use of light wells or air shafts; (f) development potential on adjacent sites, considering the zones and codes that apply to those sites; and (g) any assessment by a suitably qualified person.
<p>A3</p> <p>Every habitable room in a dwelling:</p> <ul style="list-style-type: none"> (a) must have at least one external window; (b) must have at least one external window visible from all points of the room if a living room; and (c) where the only external window in the room is located within a recess, that recess must be: <ul style="list-style-type: none"> (i) a minimum width of 1.2m, and (ii) a maximum depth of 1.5 times the width, measured from the external surface of the external window; and (d) must have a room depth from an external window of: <ul style="list-style-type: none"> (i) not more than 2.5 times the ceiling height; or (ii) If an open plan layout (where the living, dining and kitchen are combined), not more than 8m. 	<p>P3</p> <p>Every habitable room in a dwelling must have reasonable access to natural daylight and ventilation from an external window, having regard to:</p> <ul style="list-style-type: none"> (a) the orientation of the room; (b) the size and location of windows; (c) the size of the room; (d) the ceiling height; (e) the opportunity for cross-ventilation; (f) the proposed use of the room; (g) overshadowing of the site from existing development; (h) existing site constraints; and (i) any assessment by a suitably qualified person.
<p>A4</p> <p>Private open space must be provided for each dwelling or serviced apartment on a site.</p>	<p>P4</p> <p>Fewer than all of the dwellings or serviced apartments on a site may be provided with private open space if:</p> <ul style="list-style-type: none"> (a) communal open space is provided on site that: exceeds size requirements under 23.4.8 A6 by 10m² for each dwelling unit or serviced apartment without private open space, and is of high quality in terms of location, access to sunlight, outlook, facilities, landscaping and accessibility; (b) environmental conditions such as high

	<p>winds or high levels of noise would significantly diminish the amenity of the private open space and this is unable to be mitigated by screening that does not unreasonably reduce access to daylight, as demonstrated by a suitably qualified person; or</p> <p>(c) the dwelling or serviced apartment is in an existing building that cannot reasonably accommodate private open space due to site constraints, or impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code.</p>
<p>A5</p> <p>Each dwelling or serviced apartment on a site must have private open space that:</p> <p>(a) has an area not less than:</p> <p>(i) 8m² for 1 bedroom dwellings or serviced apartments;</p> <p>(ii) 10m² for 2 bedroom dwellings or serviced apartments;</p> <p>(iii) 12m² for 3 or more bedroom dwellings or serviced apartments;</p> <p>(b) does not include plant and equipment such as outdoor components of an air conditioning unit;</p> <p>(c) unless drying facilities are provided elsewhere on the site, include a clothes drying area of at least 2m² in addition to the minimum area in (a) above, that may be in a separate location, and is screened from public view;</p> <p>(d) has a minimum horizontal dimension of 2m, or 1.5m for a 1 bedroom dwelling or serviced apartment;</p> <p>(e) where above ground floor level, not be located within 5m of private open space of any other dwelling or serviced apartment in another building (excluding between conjoined terrace-style dwellings or serviced apartments); and</p> <p>(f) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms.</p>	<p>P5</p> <p>Private open space for dwellings or serviced apartments must provide reasonable amenity and be capable of meeting the projected outdoor recreation requirements of occupants, having regard to:</p> <p>(a) the size and minimum dimensions of the space, excluding space occupied by plant and equipment such as outdoor components of an air conditioning unit;</p> <p>(b) the amount of space available for furniture or plantings;</p> <p>(c) the potential for significant noise intrusion;</p> <p>(d) proximity and overlooking to the private open space of existing adjacent residential and serviced apartment developments;</p> <p>(e) screening where necessary for privacy that does not unreasonably restrict access to daylight;</p> <p>(f) screening where necessary for noise and wind protection that does not unreasonably restrict access to daylight;</p> <p>(g) screening from public view for clothes drying areas; and</p> <p>(h) any advice from a suitably qualified person.</p>

<p>A6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that:</p> <ul style="list-style-type: none"> (a) is at least 70m², with an additional 2m² for every dwelling or serviced apartment over 10; (b) if provided in multiple locations, at least one single area must be a minimum of 40m²; (c) has a minimum horizontal dimension of 3m; (d) includes at least 20% of the total area for plantings (including food growing), being deep soil planting if at ground level; (e) is directly accessible from common entries and pathways; (f) screens any communal clothes drying facilities from public view; (g) may be above ground floor level, including rooftops; (h) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms; <ul style="list-style-type: none"> (i) does not include vehicle driveways, manoeuvring or hardstand areas; and (j) includes no more than 20% of the total area located between 30 degrees East of South and 30 degrees West of South of: <ul style="list-style-type: none"> (i) a building on the site with a height more than 3m; or (ii) a side or rear boundary within 5m. 	<p>P6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that provides reasonable amenity and outdoor recreation opportunities for occupants, having regard to:</p> <ul style="list-style-type: none"> (a) the area and dimensions of the space; (b) the total number of dwellings or serviced apartments on the site; (c) the accessibility of the space; (d) the flexibility of the space and opportunities for various forms of recreation; (e) the availability and location of common facilities within the space; (f) landscaping; (g) the provision of gardens, trees and plantings (including food gardens) appropriate in area to the size of the communal open space; (h) accessibility to daylight, taking into account the development potential of adjacent sites; (i) the outlook from the space; (j) the level of noise intrusion from external noise sources; and (k) any advice from a suitably qualified person; <p>unless:</p> <ul style="list-style-type: none"> (i) the dwellings or serviced apartments are located in an existing building where communal open space cannot be reasonably achieved due to site constraints, or impacts on historic cultural heritage values of a place or precinct listed in the Historic Heritage Code; (ii) open space, accessible by the public, that is of high quality in terms of location access to sunlight, outlook, facilities, landscaping and accessibility and that can adequately accommodate
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	<p>the needs of occupants is provided on the site; or</p> <p>(iii) private open space is provided for all dwellings or serviced apartments on the site, provides a reasonable level of amenity in terms of access to sunlight and outlook, and sufficiently caters for flexible outdoor recreation needs including relaxation, entertainment, planting, outdoor dining and children's play.</p>
<p>A7</p> <p>Each multiple dwelling must be provided with a dedicated and secure storage space of no less than 6m³, located externally to the dwelling.</p>	<p>P7</p> <p>Each multiple dwelling must be provided with adequate storage space.</p>

7. Amend 23.4 Development Standards for Buildings and Works of the Commercial Zone by inserting a new 23.4.9 as follows:

23.4.9 Waste Storage and Collection

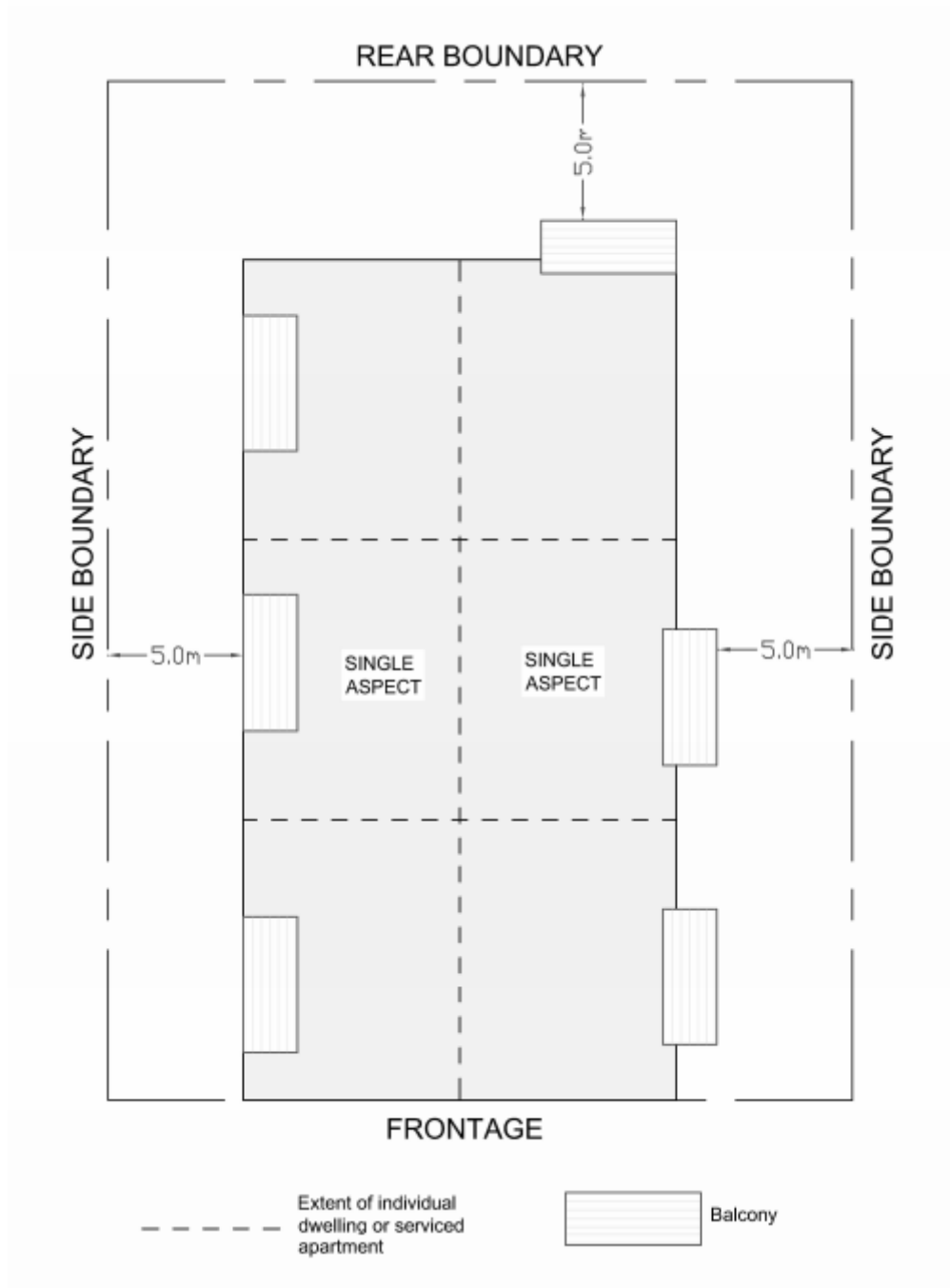
<p>Objective:</p>	
<p>To ensure the storage and collection of waste provides for a reasonable level of amenity and safety for surrounding occupants and for traffic, cyclists, pedestrians and other road and footpath users.</p>	
<p>A1</p> <p>Bulk waste bins that are commercially serviced must be provided for sites:</p> <p>(a) with more than one commercial tenancy;</p> <p>(b) with one commercial tenancy that is greater than 100m²; and</p> <p>(c) with more than 4 dwellings or visitor accommodation units (or 3 if a mixed use site);</p> <p>unless:</p> <p>(i) there are no more than 4 individual bins for kerbside collection at any one time per commercial site;</p> <p>(ii) there are no more than 8 individual bins for kerbside collection at any</p>	<p>P1</p> <p>Bulk waste bins that are commercially serviced must be provided unless kerbside collection would not unreasonably compromise the amenity of the surrounding area or the flow and safety of vehicles, cyclists and pedestrians, and:</p> <p>(a) the frontage of the site has a width equivalent to 5m for each dwelling, accommodation unit or tenancy with individual bins; or</p> <p>(b) bulk waste bin storage and collection cannot reasonably be provided on site due to:</p> <p>(i) impacts on historic cultural heritage values of a place or precinct listed in the Historic</p>

<p>one time per residential or mixed use site; or</p> <p>(iii) individual bins are commercially serviced without being placed on the kerbside for collection.</p>	<p>Heritage Code; or</p> <p>(ii) site constraints, if for an existing building.</p>
<p>A2</p> <p>An on-site storage area, with an impervious surface (unless for compostables), must be provided for bins that:</p> <p>(a) if for separate bins per dwelling, visitor accommodation or commercial tenancy:</p> <p>(i) provides an area for the exclusive use of each dwelling, accommodation unit or tenancy, and is not located between the building and a frontage;</p> <p>(ii) is set back not less than 4.5m from a frontage unless within a fully enclosed building;</p> <p>(iii) is not less than 5.5m horizontally from any dwelling or accommodation unit unless for bins associated with that dwelling, or within a fully enclosed building; and</p> <p>(iv) is screened from the frontage and any dwelling or accommodation unit by a wall to a height not less than 1.2m above the finished surface level of the storage area.</p> <p>(b) If for bulk waste bins:</p> <p>(i) is located on common property;</p> <p>(ii) includes dedicated areas for storage and management of recycling and compostables;</p> <p>(iii) is not less than 5.5m from any dwelling or accommodation unit unless within a fully enclosed building;</p> <p>(iv) is screened from any public road, dwelling or accommodation unit by a wall to a height not less than 1.8m above the finished surface level of the storage area;</p>	<p>P2</p> <p>A storage area for waste and recycling bins must be provided that is:</p> <p>(a) capable of storing the number of bins required for the site;</p> <p>(b) of sufficient size to enable convenient and safe access and manoeuvrability for occupants, and waste collection vehicles where relevant;</p> <p>(c) in a location on-site that is conveniently and safely accessible to occupants, without compromising the amenity and flow of public spaces;</p> <p>(d) screened from view from public spaces and dwellings or accommodation units; and</p> <p>(e) if the storage area is for common use, separated from dwellings or units on the site to minimise impacts caused by odours and noise.</p>

<ul style="list-style-type: none"> (v) is accessible to each dwelling, accommodation unit or tenancy without the requirement to travel off-site; and (vi) where the development is mixed use, have separate storage spaces for commercial and residential bins with separate access to each. 	
<p>A3</p> <p>Bulk waste bins must be collected on site by private commercial vehicles, and access to storage areas must:</p> <ul style="list-style-type: none"> (a) in terms of the location, sight distance, geometry and gradient of an access, as well as off-street parking, manoeuvring and service area, be designed and constructed to comply with <i>AS2890.2:2018: Parking Facilities - Off-Street Commercial Vehicle Facilities</i>; (b) ensure the vehicle is located entirely within the site when collecting bins; and (c) include a dedicated pedestrian walkway, alongside or independent of vehicle access ways. 	<p>P3</p> <p>A waste collection plan demonstrates the arrangements for collecting waste do not compromise the safety, amenity and convenience of surrounding occupants, vehicular traffic, cyclists, pedestrians and other road and footpath users, having regard to:</p> <ul style="list-style-type: none"> (a) the number of bins; (b) the method of collection; (c) the time of day of collection; (d) the frequency of collection; (e) access for vehicles to bin storage areas, including consideration of gradient, site lines, manoeuvring, direction of vehicle movement and pedestrian access; (f) distance from vehicle stopping point to bins if not collected on site; (g) the traffic volume, geometry and gradient of the street; and (h) the volume of pedestrians using the street.

8. Insert Figure 23.4 i as follows:

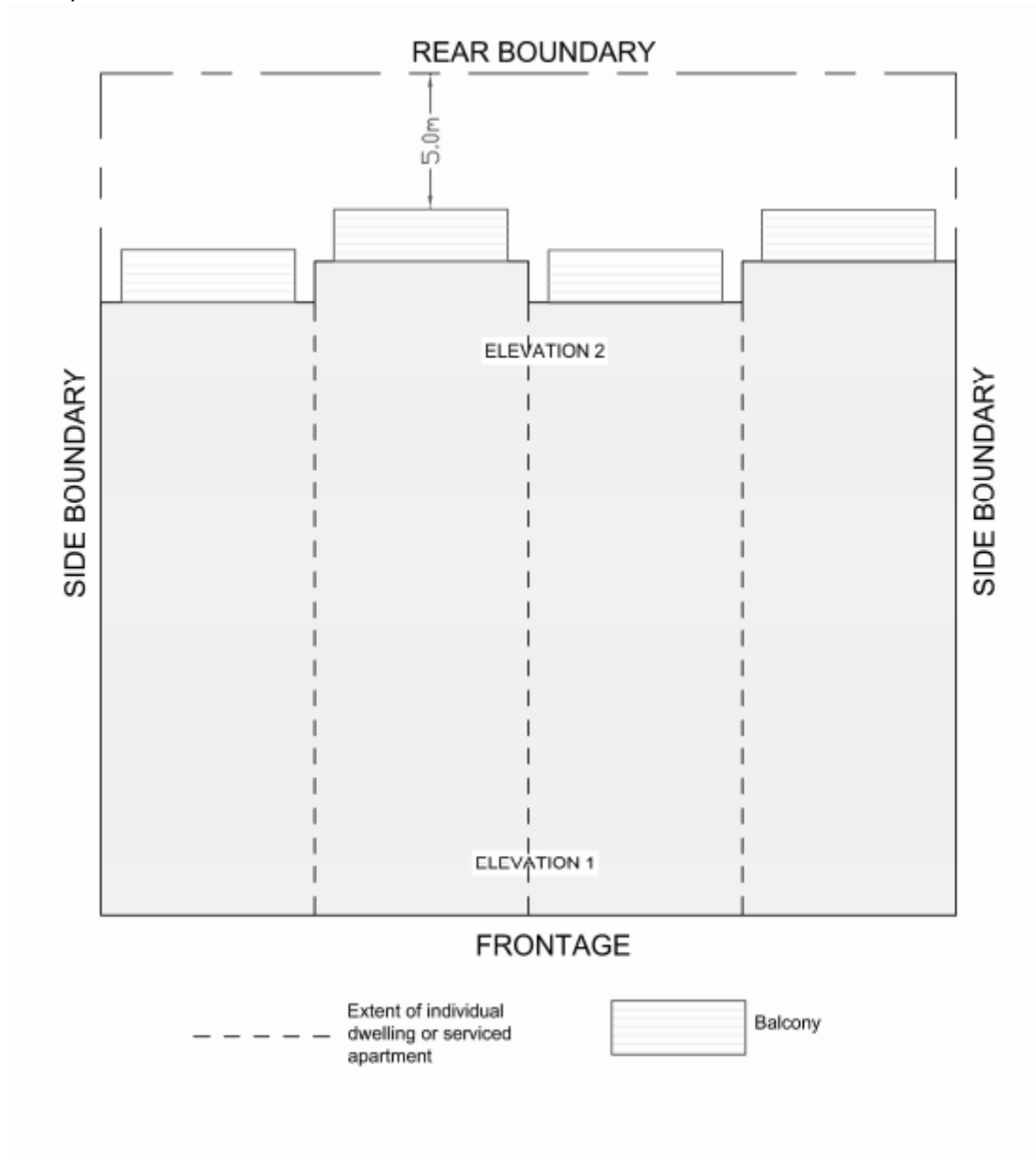
Figure 23.4 i Setbacks for developments including single aspect dwellings or single aspect service apartments under 23.4.8 A2 (a).



9. Insert Figure 23.4 ii as follows:

Figure 23.4 ii Setbacks for developments not including single aspect dwellings or single aspect service apartments under 23.4.8 A2 (b).

Example 1



Example 2

