

Pine Rivers Shire Council

Planning Scheme Policy

PSP32 Laundry and Personal Amenities for Shared  
Accommodation Facilities

## Planning Scheme Policy for Pine Rivers Shire

### PSP32 Laundry and Personal Amenities for Shared Accommodation Facilities

#### ADOPTION

Pine Rivers Shire Council adopted this planning scheme policy on 19 June 2006.

#### COMMENCEMENT

This planning scheme policy took effect from 15 December 2006.

I, Ray Burton, Chief Executive Officer, of the Pine Rivers Shire Council, hereby certify that this document is a true copy of the original.



Ray Burton  
Chief Executive Officer

## PSP32 - LAUNDRY AND PERSONAL AMENITIES FOR SHARED ACCOMMODATION FACILITIES

### HEAD OF POWER

This policy is a document that supports the planning scheme for the Shire and has been made by Council using the process prescribed in Chapter 2, Part 1, Division 5 of the *Integrated Planning Act 1997*.

### OBJECTIVE

The purpose of this policy is to identify a standard of:-

- (1) communal laundry facilities; and/or
- (2) private food preparation facilities;

which is likely to meet the everyday demand and expectations of occupants of short or long term residential accommodation in other than self contained dwelling units.

### DEFINITIONS/APPLICATION

#### Application

This policy applies to:-

- (1) Caravan/Transportable Home Parks where residential accommodation in other than self contained dwelling units is provided for; and
- (2) Motel Accommodation; and
- (3) Retirement Villages incorporating residential accommodation in serviced hostel units.

This policy is specifically referenced in the following codes within Part 1 of Chapter 6 of Council's planning scheme:-

- (4) Caravan/Transportable Home Park Code;
- (5) Motel Code; and
- (6) Retirement Village Code

#### Definitions

Unless otherwise indicated in this policy, all terms used have the meanings prescribed in Chapter 7 of the Planning Scheme for the Shire.

### POLICY STATEMENT

#### (1) Caravan/Transportable Home Parks

For those Caravan/Transportable Home Parks where residential accommodation in other than self contained dwelling units is provided for, laundry facilities, ablution and other personal hygiene facilities comprising no less than the following would meet the everyday demand and reasonable expectations of those residents utilising that form of residential accommodation:-

##### (a) Laundry and Drying Facilities –

- (i) Private Laundry Facilities comprising no less than the following standard of equipment are provided on each individual accommodation site:-
  - (A) one automatic clothes washing machine or space for such an appliance;
  - (B) one 45 litre laundry tub;
  - (C) 7.5m of clothes line, or one mechanical clothes dryer; and
  - (D) space for an ironing board;

OR

- (ii) Communal laundry facilities comprising no less than the following standard of equipment are provided within the communal area of the development site:-

- (A) one 7kg automatic clothes washing machine;
  - (B) one 70 litre laundry tub;
  - (C) one clothes hoist or one 7kg mechanical clothes dryer; and
  - (D) one ironing board;
- for every 20 individual accommodation sites, or part thereof;

**OR**

- (iii) A mixture of private and communal facilities is provided and the extent of communal facilities is equivalent to (ii) but based on the number of individual accommodation sites on which private facilities equivalent to (i) above have not been established.

Each washing machine, designated washing machine space and laundry tub is supplied with both hot and cold reticulated potable water, while each washing machine, designated washing machine space, mechanical clothes dryer and ironing board has access to its own adjacent 240 volt general purpose electrical outlet.

(b) Sanitary Facilities<sup>1</sup> –

- (i) At least one sanitary pedestal in a fully enclosed sanitary compartment is provided on each individual accommodation site;

**OR**

- (ii) Communal sanitary facilities comprising no fewer than that prescribed in the following table are provided within the communal area of the development site;

No. of Sites	No. of Pedestals and Sanitary Napkin Storage Devices for Females	No. of Pedestals for Males	Length of Urinals for Males
<b>Up to and Including 40</b>	1 for every 7 sites, or part thereof	1 for every 10 sites, or part thereof	0.6m for every 20 sites, or part thereof
<b>Over 40</b>	6 plus an additional 1 for every 15 sites, or part thereof, in excess of 40 sites	4 plus an additional 1 for every 15 sites, or part thereof, in excess of 40 sites	1.2m plus an additional 0.6m for every 20 sites, or part thereof, in excess of 40 sites

**OR**

- (iii) A mixture of private and communal facilities is provided and the extent of communal facilities is equivalent to (ii) but based on the number of individual accommodation sites on which private facilities equivalent to (i) above have not been established.

Each sanitary fixture is supplied with reticulated water.

(c) Bathing Facilities<sup>2</sup> –

- (i) Private bathing facilities comprising no less than the following standard of equipment are provided on each individual accommodation site:-

<sup>1</sup> These sanitary facilities are in addition to those workplace amenities required for on-site employees under workplace health and safety legislation

<sup>2</sup> These bathing facilities are in addition to those workplace amenities required for on-site employees under workplace health and safety legislation.

- (A) one shower or bath; and
- (B) one handbasin;

**OR**

- (ii) Communal bathing facilities comprising no less than the following standard of equipment are provided within the communal area of the development site:-
  - (A) one shower or bath for males and one shower or bath for females; and
  - (B) one handbasin for males and one handbasin for females;for every 10 individual accommodation sites, or part thereof.

**OR**

- (iii) A mixture of private and communal facilities is provided and the extent of communal facilities is equivalent to (ii) but based on the number of individual accommodation sites on which private facilities equivalent to (i) above have not been established.

Each shower, bath and handbasin is supplied with both hot and cold reticulated potable water, while each handbasin has an adjacent mirror no smaller than 600mm wide x 900mm high and a 240 volt general purpose electrical outlet.

- (d) Communal Facilities<sup>3</sup> -

Where communal sanitary or bathing facilities are provided:-

- (i) each shower, bath and pedestal is located in its own self contained cubicle fitted with internally activated locks;
- (ii) each shower and bath cubicle is fitted with a seat or bench, devices for hanging clothes and moveable or fixed screening adequate to ensure that the seat and clothes hanging areas can remain dry while the occupant of the cubicle is bathing; and
- (iii) at least one sanitary pedestal and one handbasin within each individual communal facility are of a size, and are installed at a height, appropriate for use by a child.

## (2) Motel Accommodation

For residential facilities in the form of Motel accommodation, laundry and personal food preparation facilities comprising no less than the following would meet the everyday demand of the occupants of the Motel and the reasonable expectations of the travelling public:-

- (a) Laundry and Drying Facilities –

- (i) Private laundry facilities comprising no less than one 45 litre laundry tub are provided within each individual accommodation unit, other than an on-site manager's unit, and access is available to a communal clothes drying and ironing facility equivalent to (ii) below;

**OR**

- (ii) Communal laundry facilities comprising no less than the following standard of equipment are provided within a communal area of the development site:-
  - (A) one 7kg automatic clothes washing machine;
  - (B) one 70 litre laundry tub;
  - (C) one clothes hoist or one 7kg mechanical clothes dryer; and
  - (D) one ironing board;for every 20 individual accommodation units, or part thereof;

**OR**

- (iii) A mixture of private and communal facilities is provided and the extent of communal facilities is equivalent to (ii), but in terms of washing facilities, is based on the number of individual accommodation units not containing the laundry tubs prescribed in (i).

Each washing machine and laundry tub is supplied with both hot and cold reticulated potable water, while each washing machine, mechanical clothes dryer and ironing board has access to its own adjacent 240 volt general purpose electrical outlet.

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<sup>3</sup> Disabled access to and within these communal facilities is required under the Building Code of Australia and should be planned for at the outset.

(b) Personal Food Preparation Facilities –

A refrigerator and tea making facilities are provided within each individual accommodation unit. The tea making facilities are supplied with reticulated potable water while both the refrigerator and the tea making facilities have an adjacent 240 volt general purpose electrical outlet.

**(3) Retirement Villages**

For those Retirement Villages incorporating residential accommodation in serviced hostel units, laundry and personal food preparation facilities comprising no less than the following would meet the everyday demand and reasonable expectations of those residents utilising that form of residential accommodation:-

(a) Laundry and Drying Facilities –

(i) Private laundry facilities comprising no less than the following standard of equipment are provided within each serviced hostel unit:-

- (A) one automatic clothes washing machine or space for such an appliance;
- (B) one 45 litre laundry tub;
- (C) one mechanical clothes dryer, or space for such an appliance (If a mechanical clothes dryer is not provided, access is available to a communal clothes drying facility equivalent to (ii) below); and
- (D) space for an ironing board;

**OR**

(ii) Communal laundry facilities comprising no less than the following standard of equipment are provided within a communal area of the development site:-

- (A) one 7kg automatic clothes washing machine;
- (B) one 70 litre laundry tub;
- (C) one clothes hoist or one 7 kg mechanical clothes dryer; and
- (D) one ironing board;

for every 20 serviced hostel units, or part thereof;

**OR**

(iii) A mixture of private and communal facilities is provided and the extent of communal facilities is equivalent to (ii), but in terms of washing facilities, is based on the number of serviced hostel units not containing the private facilities prescribed in (i) (A) and (B).

Each washing machine, designated washing machine space and laundry tub is supplied with both hot and cold reticulated potable water, while each washing machine, designated washing machine space, mechanical clothes dryer, designated clothes dryer space and ironing board has access to its own adjacent 240 volt general purpose electrical outlet.

(b) Personal Food Preparation Facilities –

A refrigerator and tea making facilities are provided within each serviced hostel unit. The tea making facilities are supplied with reticulated potable water while the refrigerator and the tea making facilities have an adjacent 240 volt general purpose electrical outlet.

**REVIEW TRIGGERS**

This policy is reviewed internally for applicability, continuing effect and consistency with planning scheme and other legislative provisions when any of the following occurs:-

- (1) the planning scheme is amended;
- (2) the planning scheme is replaced by a new planning scheme;
- (3) amendments which affect the allowable scope and effect of a planning scheme policy are made to the Integrated Planning Act 1997; and
- (4) other circumstances as determined from time to time by a resolution of Council.

**RESPONSIBILITY**

This policy is to be:-

- (1) implemented by the Manager, Development Services; and



- (2) reviewed and amended in accordance with the “Review Triggers” by the Manager, Strategic Direction in consultation with the Manager, Development Services.

Historic Version  
PineRiversPlan