

Division 28 Motel Code

28.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Motel Code are the following:-
 - (a) The siting and physical form of accommodation facilities and other **ancillary structures**:-
 - (i) are appropriate to the desired character and environmental values of the areas in which they are situated; and
 - (ii) facilitate the efficient use of energy for artificial heating and cooling of the premises;
 - (b) Acceptable levels of natural light, natural ventilation and privacy for occupants of the premises and the occupants of the adjoining premises are provided and maintained;
 - (c) Safe, convenient and adequate facilities addressing the following aspects of development are provided on **site**:-
 - (i) parking facilities and vehicle manoeuvring areas;
 - (ii) passive and active recreation;
 - (iii) potable water supply and power;
 - (iv) waste storage, recycling and disposal;
 - (v) laundry facilities;
 - (vi) internal directory assistance; and
 - (vii) equitable access;
 - (d) **Motels** are provided in locations which meet the reasonable needs of the travelling public in terms of ready access to a major road network;
 - (e) A high standard of accommodation and recreational facilities are provided on **site** for the occupants of **motels**; and
 - (f) Safe, convenient and adequate infrastructure is available to the premises.

28.2 Compliance with the Motel Code

Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.28 – Assessment Criteria for Assessable Development* contained in Section 28.4 complies with the Motel Code.

28.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Proximity of the Development to Service Facilities
- (2) Site Frontage and Road Access Constraints
- (3) Density of Development and Overall Site Coverage
- (4) Setbacks and Buffers to the Development Site Perimeter
- (5) On-Site Amenities and Waste Storage, Recycling and Disposal Facilities
- (6) Car Parking and Service Vehicle Facilities
- (7) Communal Recreation Facilities
- (8) Internal Facility Roadmap
- (9) Artificial Lighting
- (10) Disabled Access to Outdoor Facilities
- (11) Building Form and Appearance
- (12) Infrastructure Provision
- (13) Tall Structures
- (14) Energy Efficiency

28.4 Development Requirements Table
Table 6.1.28: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Proximity of the Development to Service Facilities	
SO 1 The development is within reasonable travel distance of major access roads within the area.	PS 1 The development is located adjacent to or within a 400m travel distance of a public road designated by the administering authority as of either arterial or sub arterial standard.
Site Frontage and Road Access Constraints	
SO 2 The development <i>site</i> has:- (1) a road frontage of sufficient length to cater for:- (a) vehicular movement to and from the <i>site</i> by vehicles appropriate to the scale of the facility; (b) vehicular movements on the development <i>site</i> ; and (c) on-site accommodation facilities adequately buffered from adjacent land uses; and (2) a frontage road of adequate reserve width to accommodate the:- (a) footpath reserves; and (b) sealed pavement widths; appropriate for the traffic generated by the development and the land uses within close proximity to the development <i>site</i> .	PS 2.1 The development <i>site</i> has a frontage of no less than 20m to a public road. AND PS 2.2 The road from which vehicular access to the development is taken has a reserve width of no less than 18m and a sealed pavement width of no less than 7.5m.
Density of Development and Overall Site Coverage	
SO 3 The development is of a density and is in a form which gives recognition to, and does not detract from, the character of development on adjacent land and other land in the general vicinity of the development <i>site</i> .	PS 3.1 The gross floor area of the development is no more than 55% of the area of that section of the development <i>site</i> occupied by the <i>motel</i> and its buffers to adjacent land uses. AND PS 3.2 Site coverage over that area of the development <i>site</i> occupied by the <i>motel</i> and its associated buffers to adjacent land uses does not exceed 50%.
Setbacks and Buffers to the Development Site Perimeter	
SO 4 All buildings, other structures and car parking facilities are located on the development <i>site</i> in a manner which:- (1) does not adversely impact on the existing or desired streetscape for the area; (2) is in keeping with the desired or established character of the area; (3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the <i>site</i> , having regard to:- (a) overshadowing; (b) privacy and overlooking; and (c) natural light and ventilation; and (4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road.	PS 4.1 Unless more extensive buffering is required by another code within this planning scheme which is applicable ¹ to the particular development <i>site</i> , a landscaped buffer having a width of no less than 3m and constructed to the standard prescribed in <i>Planning Scheme Policy PSP30 Landscape Design</i> is provided and maintained on <i>site</i> for the full length of, and adjacent to, the road boundaries of the overall development <i>site</i> . For purposes of this provision, the property boundary includes any identified probable future land acquisition line . AND PS 4.2 Unless a greater setback distance is required by another code within this planning scheme which is applicable ¹ to the particular development <i>site</i> , the following clearances are maintained for all buildings and structures (other than structures having a height of less than 1m above the natural ground surface , freestanding retaining walls and fences) on the development <i>site</i> :- (1) not less than 6m to any road boundary; (2) not less than 6m to the rear boundary (i.e. the boundary opposite, or approximately opposite the road boundary); and (3) a setback distance of no less than that applicable under acceptable solution A2 within Part 12 of the <i>Queensland Development Code</i> to any boundary not covered by (1) and (2) above.

Specific Outcomes for Assessable Development	Probable Solutions
	For purposes of this provision, the property boundary includes any identified probable future land acquisition line .
On-Site Amenities and Waste Storage, Recycling and Disposal Facilities	
SO 5 Food preparation facilities meeting the reasonable everyday demands of the occupants of the motel and the reasonable expectations of the travelling public are provided on the development site and are maintained in both good working order and a presentable condition.	PS 5 Food preparation facilities meeting the acceptable standards outlined in <i>Planning Scheme Policy PSP32 Laundry and Personal Amenities for Shared Accommodation Facilities</i> are provided on the development site .
SO 6 Laundry and drying facilities meeting the reasonable everyday demands of the occupants of the motel and the reasonable expectations of the travelling public are provided on the development site and are maintained in both good working order and a presentable condition.	PS 6 Laundry and drying facilities meeting the acceptable standards outlined in <i>Planning Scheme Policy PSP32 Laundry and Personal Amenities for Shared Accommodation Facilities</i> are provided on the development site .
SO 7 Waste storage, recycling, disposal and bin washout facilities adequately catering for the everyday on-site activities of residents, managers/operators and maintenance staff are:- <ol style="list-style-type: none"> (1) conveniently located in terms of the waste generating activities; (2) appropriately screened from recreation areas, internal thoroughfares, individual accommodation units, reception area and adjacent land; (3) of sufficient size to accommodate the everyday anticipated load of the waste generating activities; (4) so located as to not have a significant adverse effect on the amenity of occupants of the site and adjacent land; (5) readily accessible to waste collection vehicles; and (6) so located that required reversing manoeuvres by waste collection vehicles are minimised in terms of number and travel distance, and are restricted to areas where sight distances are not overly constrained. 	PS 7 Waste storage and bin washout facilities meeting the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> are provided on the development site . There is no probable solution for the location, screening and size of waste storage and bin washout facilities to be provided on the development site under this element.
Car Parking and Service Vehicle Facilities	
SO 8 Sufficient space is available on the development site to accommodate:- <ol style="list-style-type: none"> (1) the likely demand and expectations of the travelling public in regard to resident vehicle parking; (2) the parking needs of the on-site manager, maintenance staff and other on-site employees; (3) the likely demand of visitors to the site in terms of numbers and location of visitor parking bays; and (4) the need for service vehicle access, manoeuvring and standing areas. 	There is no “probable solution” for the numbers or type of service vehicle standing bays to be provided on the development site under this element. PS 8.1 1 roofed car parking space ² is provided adjacent to each individual accommodation unit, (other than any on-site manager’s residence). Where the adjacent individual accommodation unit is required to be accessible to people with physical disabilities, the car parking space is designed and constructed for use by disabled persons to the standard prescribed in <i>Australian Standard AS2890.1 (1993) Off-Street Car Parking</i> . <p style="text-align: center;">AND</p> PS 8.2 Visitor car parking bays and vehicle standing areas for use by residents undertaking “check-in” and “check-out” processes, which are sign posted to indicate their intended purpose, are provided adjacent to the on-site reception area:- <ol style="list-style-type: none"> (1) at a rate of one space for every 2 individual accommodation units, or part thereof, on the development site; and (2) in a location visible from the vehicular entry point to the site. <p style="text-align: center;">AND</p> PS 8.3 Service vehicle standing areas ³ are provided adjacent to the facilities that they service. <p style="text-align: center;">AND</p> PS 8.4 No fewer than 3 car parking spaces are provided within 10m travel distance of an access door to any on-site manager’s residence and are set aside for the exclusive use of the on-site manager.

Specific Outcomes for Assessable Development	Probable Solutions
	<p style="text-align: center;">AND</p> <p>PS 8.5 No fewer than 1 car parking space for each staff member employed on the site at any point in time, is provided on site and is set aside for the exclusive use of on-site staff employed in the operation of the motel.</p>
Communal Recreation Facilities	
<p>SO 9 The development is provided with landscaped open space and recreation facilities which are accessible by all occupants of the motel and which are equivalent to that required for other forms of residential development of a similar density in terms of:-</p> <ol style="list-style-type: none"> (1) area; (2) shape; (3) casual observation; (4) catering for the recreational needs of all age groups likely to be represented in a residential facility of this nature; and (5) protection of users from direct exposure to the sun and inclement weather conditions. 	<p>PS 9.1 Not less than 30% of the area of that section of the development site occupied by the motel is developed and maintained as landscaped open space and recreation facilities for the use of the occupants of the motel.</p> <p style="text-align: center;">AND</p> <p>PS 9.2 The 30% open space and recreation area prescribed under <i>PS 9.1</i> does not include:-</p> <ol style="list-style-type: none"> (1) service areas such as clothes drying areas and bin storage facilities; or (2) those areas having a dimension of less than 5m in any direction. <p style="text-align: center;">AND</p> <p>PS 9.3 Not less than 5% of the area of that section of the development site occupied by the motel is developed and maintained as communal recreation space.</p> <p style="text-align: center;">AND</p> <p>PS 9.4 The 5% communal recreation space prescribed under <i>PS 9.3</i>:-</p> <ol style="list-style-type: none"> (1) does not include any of the landscaped buffers to the perimeter of the site prescribed under <i>PS 4.1</i> of this code; (2) does not include vehicle standing areas or internal roadways; (3) is so located that pedestrian access from any individual accommodation unit to the entry point to such space does not involve crossing more than one internal roadway; (4) is so located that entry to such space is within 100m walking distance of every individual accommodation unit; and (5) is so designed that every part of the required communal recreation space is observable from a roofed facility accessible by the occupants of the motel. <p style="text-align: center;">AND</p> <p>PS 9.5 50% of the communal recreation space prescribed under <i>PS 9.3</i> is developed and maintained specifically as one or more play areas for children.</p> <p style="text-align: center;">AND</p> <p>PS 9.6 Every swimming pool provided within the development is surrounded by a fence or other barrier complying with <i>Australian Standards AS 1926.1 (1993) and AS 1926.2 (1995) Swimming Pool Safety</i>.</p> <p style="text-align: center;">AND</p> <p>PS 9.7 Roofed recreation areas having an aggregate floor area equivalent to no less than 1m² per resident for the licensed capacity of the motel are provided on the development site.</p>
Internal Facility Roadmap	
<p>SO 10 A complete and readily understood directory system of on-site facilities which facilitates the effective operation of emergency services personnel in carrying out their designated duties, and aids in the direction of other visitors to the development site, is provided at the vehicular entry point to the site.</p>	<p>PS 10.1 A sign incorporating and identifying:-</p> <ol style="list-style-type: none"> (1) the overall layout of the development (to scale); (2) internal road names; (3) all communal facilities identified by name; (4) reception area and any on-site manager's office;

Specific Outcomes for Assessable Development	Probable Solutions
	<p>(5) on-site hydrant facilities including hydrant points, booster points, on-site pumps and hydrant water storage facilities; and</p> <p>(6) physical constraints within the internal roadway system which would restrict access by fire fighting appliances and other emergency vehicles⁴;</p> <p>is provided at the vehicular entry point to the site adjacent to a sealed lay-by no smaller than 11m x 3.5m wide.</p> <p style="text-align: center;">AND</p> <p>PS 10.2 The sign prescribed under <i>PS 10.1</i> and the graphics thereon are:-</p> <ol style="list-style-type: none"> (1) in a form; (2) of a size; and (3) illuminated to a level; <p>which allows the information on the sign to be readily understood, at all times, by an average person either standing, or seated in a vehicle, 4.5m from the sign.</p>
Artificial Lighting	
<p>SO 11 An adequate level of illumination is provided at all times at the pedestrian entry point to the development site and within the communal areas of the development site.</p>	<p>PS 11 The pedestrian entry point to the development site and the designated pedestrian thoroughfares leading to:-</p> <ol style="list-style-type: none"> (1) the entry point to the development site; and (2) the reception area for the development site; <p>are at all times illuminated to a level no less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting - Pedestrian Area (Category P) Lighting - Performance and Installation Design Requirements</i>.</p>
<p>SO 12 Artificial lighting necessarily associated with the use of land as a motel is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land.</p>	<p>PS 12 Artificial lighting within the development site is directed and shielded in such a manner as not to exceed the “recommended maximum values of light technical parameters for the control of obtrusive light” given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, “curfewed hours” are taken to be those hours between 10pm and 7am on the following day.</p>
Disabled Access to Outdoor Facilities	
<p>SO 13 Safe, dignified and equitable access for physically disabled persons is provided to, and within, those outdoor communal areas of the development site which are normally accessible to residents.</p>	<p>PS 13 Access for physically disabled persons is provided from every individual accommodation unit required to be accessible by disabled persons to those outdoor parts of the communal area which are normally accessible to residents:-</p> <ol style="list-style-type: none"> (1) to the standard prescribed under <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>; and (2) in a manner which does not require disabled persons not in motorised vehicles to travel along those parts of the internal roadways normally used by vehicular traffic.
Building Form and Appearance	
<p>SO 14 All building work on the development site is of a scale, form and external appearance which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; and (2) is in keeping with the desired or established character of the area. 	<p>PS 14 No solution provided.</p>

Specific Outcomes for Assessable Development	Probable Solutions
Infrastructure Provision	
<p>SO 15 The development site has access to infrastructure capable of adequately catering for the reasonable everyday demand of the development in regard to:-</p> <ol style="list-style-type: none"> (1) road access; (2) stormwater drainage; (3) water supply; (4) electricity supply; and (5) telecommunications. 	<p>PS 15.1 The development site has direct vehicular access⁵ to a dedicated road constructed to a standard which includes:-</p> <ol style="list-style-type: none"> (1) concrete kerb and channel; (2) a 1.2m wide concrete footpath; (3) sealed road pavement; (4) linemarking; and (5) road drainage works; <p>on the ultimate alignment prescribed in <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> for a road of the standard designated by the administering authority, and which is constructed for the full frontage of the site.</p> <p style="text-align: center;">AND</p> <p>PS 15.2 The development is directly connected to a Council maintained stormwater drainage system which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p> <p style="text-align: center;">AND</p> <p>PS 15.3 The development has direct access to a reticulated potable community water supply which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> in terms of capacity and alignment.</p> <p style="text-align: center;">AND</p> <p>PS 15.4 The development has direct access to a reticulated community electricity supply and a landline telecommunication facility.</p>
<p>SO 16 Adequate sheltered pay phone facilities satisfying the reasonable everyday demand of the users of the development are provided in appropriate locations on the development site.</p>	<p>PS 16 At least 1 pay phone for every 100 individual accommodation units, or part thereof, having the following characteristics is available in the reception area or in a communal area of the development site:-</p> <ol style="list-style-type: none"> (1) sheltered from adverse weather conditions; (2) capable of IDD, STD and local area dialling; (3) available on a 24 hour basis; (4) illuminated to a level no less than that prescribed in <i>Australian and New Zealand Standard AS/NZS 1680.0 (1998) Interior Lighting</i> or <i>AS 1158.3.1 (1999) Road Lighting - Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i> as applicable to the location of the facility; (5) accessible to disabled persons to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>; and (6) readily observable from reception areas.
Tall Structures	
<p>SO 17 Structures such as light pylons, antennae, masts, aerials, telecommunication structures and other supply services which are ancillary to the use of premises as a motel are restricted to a height and appearance which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; and (2) is in keeping with the desired or established character of the area. 	<p>PS 17.1 Supply services within the development site which are not otherwise concealed within buildings or other structures are reticulated underground.</p> <p style="text-align: center;">AND</p> <p>PS 17.2 Structures such as light pylons, antennae, masts, aerials and telecommunication structures are limited in height so that no part of these structures, or attachments to the structures, projects more than the lesser of:-</p> <ol style="list-style-type: none"> (1) the maximum height permitted under another code within this planning scheme which is applicable⁷ to the particular development site; and (2) 10m above natural ground surface. <p style="text-align: center;">AND</p> <p>PS 17.3 Transmission and receiving dishes are no larger than 1.2m in diameter.</p>

Specific Outcomes for Assessable Development	Probable Solutions
Energy Efficiency	
<p>SO 18 All accommodation units comprising the <i>motel</i> are so orientated and constructed as to maximise opportunities for the use of natural forms of heating, cooling and lighting while facilitating the efficient use of energy for artificial heating and cooling of those areas.</p>	<p>PS 18 The “acceptable construction practice” set out in the following parts of Volume 2 of the <i>Building Code of Australia</i> and the prescriptive requirements of the “acceptable construction manuals” nominated in those same parts are achieved for all building work comprising accommodation units within the <i>motel</i> despite the fact that those units may not comprise buildings of Class 1:-</p> <ul style="list-style-type: none"> (1) Part 3.12.1 – “Building Fabric”; (2) Part 3.12.2 – “External Glazing”; (3) Part 3.12.3 – “Building Sealing”; (4) Part 3.12.4 – “Air Movement”; and (5) Part 3.12.5 – “Services”.

¹ Those codes identified in the assessment table and any overlay code relevant to the land.

² Physical attributes of car parking facilities are set out in detail in the Access and Parking Code.

³ Physical attributes of service vehicle facilities are set out in detail in the Access and Parking Code.

⁴ Legislation administered by the Queensland Fire and Rescue Service prescribes the width, unobstructed height, clearance and standard of construction required for access to all of the operational components of the on-site hydrant facilities.

⁵ Physical attributes of vehicular access crossings are set out in detail in the Access and Parking Code.