

4.6 Code for the Development and Use of Motels

PURPOSE

The purpose of this code is to encourage the development of motels:

- (a) in locations which can adequately and conveniently serve travellers and visitors in the Shire. Such locations are those which:
 - can be easily found from the Shire’s major road and other transport networks;
 - are in close proximity (or have relatively direct access) to tourist and other visitor attractions and facilities; and
 - are served by adequate infrastructure.

(b) that contribute positively to the streetscape and townscape character of the Shire through:

- buildings being sited and designed to be compatible with the locality in which they are situated;
- signage being appropriate to the other elements of the premises and to the area’s desired character;
- landscaping being attractive and integrated with the other aspects of the site development; and
- provision of adequate access, signage and lighting.

(1) Element: Site Suitability

PURPOSE

To provide for the siting of motels to be appropriate to the desired character of the area and with acceptable levels of access to meet the needs of its expected users.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The motel must be located:</p> <ul style="list-style-type: none"> (a) within close proximity to a major road and established urban area; and (b) without adversely affecting the amenity of the locality. 	<p>A1 The motel is sited:</p> <ul style="list-style-type: none"> • adjacent to or within 400 m of a sub-arterial or higher order road; • at a location which enables convenient and satisfactory vehicle access, • away, or buffered, from any use that is incompatible with residential use, and • so as to be located within, adjoining or not more than 1 km from a business area or tourist facility.
<p>P2 The site must have a sufficient area and appropriate dimensions to accommodate:</p> <ul style="list-style-type: none"> • the siting and construction of buildings; • the provision of open space; • vehicle access; and • vehicle parking 	<p>A2.1 The site has a minimum area of 1000 m² and a road frontage of at least 20 m.</p> <p>AND</p> <p>A2.2 The development complies with Council’s <i>Code for Transport, Traffic and Parking</i>.</p>

(2) Element: Building Siting and Design

PURPOSE

To provide for flexibility in the siting and design of buildings which maintain a scale, height, bulk and orientation appropriate to the character and amenity of the locality, and provide an acceptable level of comfort and amenity for users.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Building heights must be in keeping with the desired character of the relevant Precinct, or similar to those existing in the street, with higher buildings or parts of buildings sited back from the street.</p>	<p>A1.1 Premises have a height and density of not more than that stated in the preferred maximum density provisions for the relevant precinct (refer to Volume 3 of this Planning Scheme for Mixed Housing and Multi-storey Residential Precincts).</p>
<p>P2 Motels must provide appropriate and convenient provisions for the disposal of waste and recyclable items, which work effectively and minimise impacts on the amenity of users, occupiers and neighbours of the premises.</p>	<p>A2.1 Motels which are less than or equal to 3 storeys in height meet the acceptable measures of Element 4 of the Code for Low-rise Multi-unit development. OR A2.2 Motels that exceed 3 storeys in height meet the acceptable measures of Element 9 of the Code for Multi-storey Residential premises.</p>
<p>P3 New motel buildings in residential areas must be well back from site boundaries and the street and appropriately oriented, designed and landscaped in order to:</p> <ul style="list-style-type: none"> • reduce bulk and overbearing; • minimise direct overlooking of the main living areas of adjoining residences • allow for efficient use of the site, • enable landscaping to be provided at the front of the site, and • provide any residents on adjoining land with an adequate sense of visual and acoustic privacy. 	<p>A.3.1 In residential areas:</p> <p>(a) side and rear setbacks are equal to half the height of the building and not less than 3 m, except in accordance with Acceptable Solution A4.1 below; and</p> <p>(b) walls are built to within 1.5 m of side and/or rear boundaries where:</p> <ul style="list-style-type: none"> (i) the maximum wall height is 3 m; (ii) the wall contains no openings or windows infilled with translucent or opaque materials and with sills a minimum of 1.5 m above the floor level of the room in which they are provided, and (iii) the maximum wall length is 50% of the length of the adjoining property boundary. <p>(c) A 9m minimum separation (or 12 m where above first floor level) is provided to windows of habitable rooms of facing dwellings on adjoining land.</p> <p>AND</p> <p>A3.2 Direct views into the private open space areas of dwellings on adjoining land are screened or obscured.</p> <p>AND</p> <p>A3.3 Screening or obscuring is provided by:</p> <ul style="list-style-type: none"> (a) 1.8 m high solid fences or walls along the boundaries of the site; and/or (b) landscape screening either by existing dense vegetation or new planting. <p>AND</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 continued	<p>A3.4 The building is setback as follows:</p> <ul style="list-style-type: none"> • 10 m to an Arterial Road, or • 20 m to a Rural Road, or • 6 m to a residential street.
<p>P4 Landscaping must be established to:</p> <ul style="list-style-type: none"> • enhance the appearance of the premises from the street, • assist in buffering the premises from surrounding residential premises, and • meet the relevant performance criteria of Council's Code for Operational Works - Landscaping. 	<p>A4.1 An area of not less than 20% of the total area of the site is landscaped.</p> <p>AND</p> <p>A4.2 Fences and walls are designed with similar or compatible materials to those used in existing attractive premises in the locality.</p> <p>AND</p> <p>A4.3 Development complies with the provisions of Council's Code for Landscaping Design.</p>
P5 The location and quality of lighting on buildings, signs and the site generally must be designed to minimise glare into any adjoining residential buildings.	A5 Lighting levels comply with Australian Standard AS 4282.

(3) Element: Streetscape

PURPOSE

To provide for the design and development of motels to:

- create attractive streetscapes;
- reinforce the functions of a street;
- enhance the amenity of existing buildings;
- be sensitive to the built form, landscape and environmental conditions of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The building must be integrated into the existing or proposed streetscape character.	<p>A1.1 The building is setback an equal or greater distance than adjoining buildings and landscaped in accordance with the provisions of Element (2) of this Code.</p> <p>AND</p> <p>A1.2 Buildings have a maximum unarticulated length of 15 m to the street frontage. Punctuation by bay windows, verandahs, balconies or wall offsets is considered to be adequate articulation.</p>
P2 Building height in relation to the street frontage maintains a scale compatible with surrounding premises, or is otherwise in keeping with the desired character of the precinct.	A2 The differences in building height between existing adjoining buildings and new buildings is no more than one storey at the front façade of the building, or is at a height that is consistent with the desired character of the precinct.

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4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 Buildings must be designed to take into account relevant features that determine the prevailing character of the surrounding streetscape.	A3 Building design, roof form, detailing and materials visible from public areas that are not in strong visual contrast with the character of attractive buildings in the locality.

(4) Element: Acoustic Environment Amenity

PURPOSE

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment¹.	A1 Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i> .
P2 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places¹.	A2 Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i> .
P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to: <ul style="list-style-type: none"> • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism. 	No Acceptable Measure nominated

¹ To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*.