

TOWNSVILLE CITY COUNCIL

LOCAL LAW NO. 25

MOTELS

Definitions

1. In this Chapter, unless inconsistent with the context, the following terms have the meaning set against them respectively:-

“Motel” – An establishment intended principally for the temporary reception, lodging and accommodation of persons travelling by motor vehicles, with provision for the custody of their vehicles.

“Accommodation units” – A building forming part of a motel and comprising one or more guest suites.

“Guest Suite” – A room or group of rooms provided for the exclusive use of a guest or company of guests and which includes toilet and bathing facilities.

“Office” – A room or rooms designed for the use of management and staff in the administration of the motel.

“Manager’s flat” – A flat or residence provided on the same parcel of the land as the motel for the sole purpose of providing accommodation for the manager of the motel, his wife, and his family.

“Parking area” – An area properly prepared, arranged, clearly defined and sealed for the provision of adequate parking facilities for motor vehicles belonging to guests of the motel located adjacent to such suite in the case of a single-storey motel and in as close proximity as possible in the case of a multi-storey motel.

Site requirements

2. The following site requirements shall apply to those sites which have been approved under the Council’s “Interim Development” By-law or town planning scheme as the case may be.
 - (a) The site for a motel shall comprise an area of not less than one thousand eight hundred square metres (1800 m²), have a minimum street frontage of ninety-nine feet and be of such shape as to be, in the opinion of the Council, suitable for a motel.
 - (b) The total area of buildings to be erected on the site shall not exceed 40 percent of the total area of the site unless special circumstances appear to the Council to warrant a higher percentage.
 - (c) The site must be fully landscaped including the planting of trees and shrubs and provision of grassed areas.

- (d) The site must be suitably drained to the satisfaction of the Council.
- (e) A swimming pool or pools may be provided only with the consent of the Council. If such consent is given, then the construction of such pool or pools shall be subject to the approval of the city architect and an approved means of filtration and suitable drainage and discharge of water must be arranged to the satisfaction of the city engineer.
- (f) Outdoor recreation facilities may be provided subject to the Council's consent.

Establishment requirements

3. A motel shall contain the following:-

- (a) A minimum of ten guest suites.
- (b) A conveniently placed office.
- (c) A manager's flat which shall comply with the relevant by-laws.
- (d) A laundry containing adequate washing and ironing facilities for the use of guests of the motel.

Accommodation units

- 4. (a) Accommodation units may consist of one or more guest suites.
- (b) Accommodation units shall be so situated to provide a minimum of fifteen feet distance from any other structures.
- (c) Accommodation units shall be provided with a minimum parking space of three hundred square feet in respect of each guest suite.

Provided that if in the opinion of the Council a motel is or will be so situated and the nature of its business is or will be such that an area of parking space is less than 300 square feet for each guest suite is required, the Council may by resolution waive the requirements of this subclause but so that the total area of parking spaces which would otherwise be required by this subclause is reduced by not more than 33¹/₃ %.

- (d) In a motel comprising more than a single storey, each floor above the ground floor shall have such one or more means of access that the entrance to each guest suite is situated not more than sixty feet from a means of access to the floor.

Guest suites

- 5. (a) Each guest suite shall contain a bed-sitting room to which is attached a W.C. compartment, a shower cubicle and a handbasin.
- (b) Bed-sitting rooms shall have minimum floor areas as follows:-
 - (i) A bed-sitting room for the accommodation of one person shall have a minimum floor area of one hundred and twenty square feet.

- (ii) A bed-sitting room for the accommodation of a maximum of two persons shall have a minimum floor area of one hundred and forty square feet.
 - (iii) A bed-sitting room for the accommodation of a maximum of three persons shall have a minimum floor area of one hundred and sixty square feet.
 - (iv) A bed-sitting room for the accommodation of a maximum of four persons shall have a minimum floor area of one hundred and eighty square feet.
 - (v) A bed-sitting room for the accommodation of a maximum of five persons shall have a minimum floor area of two hundred square feet.
- (c) Attached to each bed-sitting room and for the private use of the occupant or occupants thereof there shall be provided a W.C. compartment with minimum clear internal dimensions of five feet by three feet by three feet suitably provided with a raised threshold and plastic shower curtain and one handbasin.
- (d) If it is proposed to provide a kitchenette in a bed-sitting room, then any toilet room opening into such bed-sitting room shall be provided with a suitable airlock in accordance with the Standard Sewerage By-laws. All cooking facilities in such kitchenette shall be supported on a bench covered with laminated plastic or other approved material and a splash-back at least sixteen inches in height of tiles, laminated plastic sheet, stainless steel or other approved impervious materials.
- If such cooking facilities are provided within a bed-sitting room, then an approved stainless steel sink and drainer with hot and cold running water and vermin-proof cupboards shall be provided.
- (e) W.C. compartments and shower rooms shall have the entire floor area and wall surfaces to a minimum height of five feet six inches finished with approved tiles, or other approved impervious materials.
- (f) Each shower cubicle and handbasin attached to each bed-sitting room shall be provided with both hot and cold running water.
- (g) Guest suites shall have at least two walls in direct contact with the outside air unless mechanically ventilated with an approved system of air-conditioning.

Ventilation

6. Each bed-sitting room shall have one end wall of the room provided with adjustable openings for ventilation purposes for a minimum area equal to eighty percent of the total area of such wall, whilst the opposite end wall opening into the external air shall have an adjustable opening area equal to at least one-fifth of the area of the wall in which such ventilation is to be provided.

Natural ventilation need not be provided if each bed-sitting room is fully air conditioned to the satisfaction of the Council.

Kitchen

7. If it is proposed to provide a kitchen to a motel establishment, then such kitchen and its equipment shall be to the approval of the city health inspector in accordance with the Café Regulations.

Guests Laundry

8. (a) A guests' laundry shall be provided as a separate block or as an integral part of any building of the motel and shall be provided with entirely separate rooms for both washing and ironing. Floors of such laundries shall be well graded and properly drained.

(b) Laundries and ironing rooms shall be ceiled, well ventilated, equipped and a hot water storage system and provided with running water to laundry equipment, sufficient for the requirements of guests and to the approval of the city architect.

(c) Adequate rotary clothes hoists shall be provided to the satisfaction of the city architect.

Sewerage

9. No motel establishment shall be erected on any site where it is not possible for a water carriage sewerage system and approved disposal to be provided. A site for the motel establishment shall be situated in an area where connection to the Council's sewer is possible or where all sewage is disposed of to the satisfaction of the chief health inspector.

Structural requirements

10. In addition to structural requirements contained elsewhere in these by-laws and other by-laws of the Council, the following requirements shall apply:-
 - (a) All motels shall be constructed entirely of fire-resisting materials with all ceilings lined with a fire retardant material approved by the city architect.

The building or buildings of which the motel consists shall be provided with reinforced concrete footings and foundation walls suited to a subsoil on which it is to be erected.

All floors throughout the motel shall be of reinforced concrete and may be covered with such materials as desired by the proprietor or owner to the approval of the city architect.

All external walls of all buildings shall be:

- (i) Clay brickwork provided with a continuous cavity two inches in width;
- (ii) Concrete brickwork provided with a continuous cavity two inches in width;
- (iii) Concrete masonry blocks with a continuous cavity two inches in width; or
- (iv) Six-inch reinforced concrete.

In all such cases, the requirements of the appropriate Buildings By-law shall apply.

Internal partitions within guest suites or elsewhere within the motel establishment may be four and a half-inch brickwork, four-inch reinforced concrete, or concrete masonry blockwork three and five eighths inches in thickness.

The above structural requirements refer to single-story buildings only.

If a motel establishment, either fully or in part, is proposed to contain more than one storey height, then it shall be constructed with a complete fire resistant frame of either structural steel or reinforced concrete to all sections over one storey in height.

- (b) All concrete floors of all buildings shall be constructed to comply with all relevant by-laws and all such concrete floors at ground floor level shall be provided with a three-inch thick rate baffle carried at least twenty-four inches below the surface of the ground in accordance with the requirements of the Plague Prevention Regulations. All such floors constructed on the ground shall be provided with an approved dampcourse of an approved bituminous membrane to the satisfaction of the city architect.
- (c) All common halls, staircases, and passages in every room, habitable or otherwise, shall be provided with adequate artificial lighting facilities to the satisfaction of the city architect.
- (d) All stairs within the motel shall have a maximum rise of seven inches and a minimum tread of ten inches. Stairs to levels over three feet in height shall be provided with balustrading to the satisfaction of the city architect. There shall not be more than sixteen risers in any one flight of stairs without the provision of a landing.
- (e) Common outer stairs and a common hall leading from a main entrance to a stairway shall be at least four feet wide. Every other common hall or passageway shall be at least three feet six inches wide. Where a common hall serves more than eight habitable rooms it shall be increased in width by three inches for each additional eight habitable rooms or fractional part thereof, served up to sixty. Common internal stairways shall not be less than three feet six inches wide. Where the building contains more than sixty habitable rooms all common entrances, halls and staircases shall be such as may be required by the Council, not being less commodious than therein stipulated. Individual halls, passages and stairways shall be at least three feet wide.
- (f) The main entrance stairs to any building and the main internal stairs shall have a minimum width of four feet.
- (g) Internal stairs shall be enclosed in a properly constructed stairwell, with the opening in the upper floor provided with balustrading to the satisfaction of the city architect.
- (h) Every building over one storey in height shall be provided with adequate fire escapes to the satisfaction of the city architect.
- (i) All buildings contained in a motel shall be provided with fire fighting equipment to the satisfaction of the Townsville Fire Brigade Board and the city architect.

- (j) All buildings are to be tied from roof battens or purlins to foundations with adequate anchorage for cyclone precautions as approved by the city architect. In cavity brickwork or cavity blockwork, such anchorage is to be provided by the provision of half-inch diameter mild steel rods built into foundations and carried up through cavities, to bolt down a row of battening centrally placed over the cavities and such rods are to be spaced at not more than ten-foot centres.
- (k) all buildings shall be completely antcapped as a protection against attach by termites, with galvanised iron or other approved material in continuous ant capping with joints properly soldered and with ant caps thoroughly sweated to and around cyclone bolts referred to in (j) above.
- (l) The minimum clearance from the floor to the ceiling of any part of the motel shall be eight feet.
- (m) The floor level of the ground floor of any motel shall be a minimum of twelve inches above the ground surface of the areas immediately adjacent to the building. If considered necessary by the city architect the site of a motel shall be filled to a level or levels to the direction of the city architect.
- (n) The dividing walls between guest suites shall be nine-inch thick clay brickwork or nine-inch thick concrete, eight-inch thick masonry hollow blockwork rendered both sides with half-inch thickness rendering, four-inch thick reinforced concrete, terracotta, not less than six inches thick, or other approved fire resistant material not less than nine-inches in thickness, extending fully from the front wall to the rear of the unit and carried up to the underside of the roof covering and finished with the pitch of the roof. The roof framing shall be completely contained within such dividing walls.

Registration

11. All motels and their proprietors or managers shall be subject to registration by the Council, and for the purpose of this by-law-
- (a) The provisions of Chapter VIII of these by-laws (other than by-laws 294, 297 and 337) shall apply and be deemed and taken and be read as though every reference therein to a lodging-house or included in reference also to a motel, and every reference to the keeper of a lodging-house were to included a reference also to the manager of a motel, and every reference to a lodger were or included a reference to a guest in the motel;
 - (b) By-law 294 is to be read to include the following definition, namely "Manager": The person in whom is vested the control and management of a motel, or from whom the persons provided with accommodation therein, derive their right to such accommodation;
 - (c) By-law 297 shall be read and construed as through it included a motel in the classes or premises, and the manager of a motel in the classes of persons, registrable under the said Chapter VIII.

Fees

12. A person who makes application to the Council for a registration or renewal of registration under this Chapter shall pay to the Council with such application the fee for the time being payable therefor. The amount of the fee payable in respect of such registration or renewal shall be as fixed by the Council by resolution from time to time. If the Council refuses to effect or renew a registration under this chapter it shall retain one-half of the fee payable in that behalf and refund one-half of such fee to the applicant.