

9.3.18 Service station code

9.3.18.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Service station code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.18.2 Purpose and overall outcomes

- (1) The purpose of the Service station code is to ensure *service stations* are developed in appropriate locations and in a manner which meets the needs of users, provides safe *access* and protects the environment and amenity of surrounding premises.
- (2) The purpose of the Service station code will be achieved through the following overall outcomes:-
 - (a) a *service station* is established at a suitable location and on a *site* that is capable of accommodating all necessary and associated activities;
 - (b) a *service station* does not adversely impact upon the amenity of the surrounding local area;
 - (c) a *service station* incorporates a high standard of built form and landscape design;
 - (d) a *service station* is provided with safe and convenient *access* to the road network; and
 - (e) a *service station* incorporates appropriate environmental management measures and minimises the risk of land, ground and surface water contamination.

9.3.18.3 Performance outcomes and acceptable outcomes

Table 9.3.18.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Site Suitability			
PO1	The <i>service station</i> is located on a <i>site</i> having sufficient area and dimensions to accommodate required buildings and structures, vehicle <i>access</i> and manoeuvring areas and site landscapes and <i>buffer areas</i> .	AO1	The <i>service station</i> is located on a <i>site</i> that:- (a) is at least 1,500m ² in area; and (b) has a street <i>frontage</i> of at least 40m.
PO2	The <i>service station</i> is located so that it does not adversely impact upon the amenity of existing or future planned residential areas.	AO2	The <i>service station</i> is located on land included in a <i>centre zone</i> , <i>industry zone</i> or the Specialised centre zone. OR The <i>service station</i> is located in the Rural zone on a <i>major road</i> and at least 15 kilometres from any existing or approved <i>service station</i> on the same trafficable route. OR The <i>service station</i> is located in a designated highway service area.
Siting of Building and Structures			
PO3	Buildings and structures associated with the <i>service station</i> are sited so as to:- (a) ensure the safe and efficient use of the <i>site</i> and operation of the facility;	AO3.1	For front boundary <i>setbacks</i> :- (a) fuel pumps and canopies are <i>setback</i> a minimum of 7.5 metres from the property boundary; and

Performance Outcomes		Acceptable Outcomes	
	(b) protect <i>streetscape</i> character; and (c) provide adequate separation to adjoining land uses.	AO3.2	(b) all other buildings or structures are <i>setback</i> at least 10 metres from the property boundary. For side and rear boundary <i>setbacks</i> , all buildings or structures are <i>setback</i> at least 2 metres from the property boundary. OR Where adjoining an existing residential use or land included a <i>residential zone</i> , all buildings and structures are <i>setback</i> at least 5 metres from the property boundary.
Siting of Fuel Pumps and Bulk Fuel Storage			
PO4	Fuels pumps and bulk fuel storage tanks are located:- (a) wholly within the <i>site</i> ; (b) such that vehicles, while fuelling and refuelling, are standing wholly within the <i>site</i> and are parked away from entrances and circulation driveways; and (c) a safe distance from all <i>site</i> boundaries.	AO4.1 AO4.2 AO4.3 AO4.4	Fuel pumps are located in accordance with <i>Australian Standard AS1940 – The storage and handling of flammable and combustible liquids</i> . Fuel pumps are located such that vehicles while refuelling are standing wholly within the <i>site</i> and are parked away from entrances and circulation driveways. Bulk fuel storage tanks are situated no closer than 8 metres to any road <i>frontage</i> . Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the <i>site</i> and are on level ground.
Site Access			
PO5	The <i>service station</i> :- (a) does not impair traffic flow or road safety; and (b) facilitates, through the design and arrangement of vehicular crossovers, safe and convenient movement to and from the <i>site</i> .	AO5.1 AO5.2 AO5.3 AO5.4 AO5.5	Land is dedicated as road where the <i>Council</i> or the State government requires land for road widening, corner truncation or for acceleration or deceleration lanes. Separate entrances to and exits from the <i>site</i> are provided, and these are clearly marked for their intended use. Reinforced industrial crossovers are constructed to provide suitable access for fuel delivery vehicles. Vehicle crossovers are at least 8 metres wide. No part of a vehicle crossover is closer than:- (a) 14 metres from any other vehicle crossover on the same <i>site</i> ; (b) 12 metres from an intersection; and (c) 3 metres from any property boundary.
Environmental Performance			
PO6	The <i>service station</i> is designed and constructed so as to ensure that on-site operations:- (a) do not cause any environmental nuisance or harm;	AO6.1 AO6.2	Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur. Grease and oil arrestors or other

Performance Outcomes		Acceptable Outcomes	
	(b) do not result in the release of untreated pollutants; and (c) achieve acceptable levels of stormwater run-off quality and quantity.		<i>infrastructure</i> is provided to prevent the movement of contaminants from the site.
PO7	Automatic mechanical carwash facilities (where provided) are designed to collect, treat and recycle waste water for reuse.	AO7	No acceptable outcome provided.
PO8	The collection, treatment and disposal of solid and liquid wastes ensures that:- (a) off-site releases of contaminants do not occur; and (b) measures to minimise waste generation and to maximise recycling are implemented.	AO8	No acceptable outcome provided.
Protection of Residential Amenity			
PO9	The <i>service station</i> ensures the amenity of existing or planned residential areas is protected and noise, light or odour nuisance is avoided.	AO9	Where the <i>service station</i> adjoins a residential use or land included in a <i>residential zone</i> :- (a) a 2 metre high solid screen fence is provided along all common property boundaries of the <i>site</i> ; and (b) the hours of operation of the <i>service station</i> are limited to between 7.00am to 10.00pm.
Landscapes			
PO10	The <i>service station</i> incorporates landscapes that soften the development and contribute to the development providing an attractive appearance.	AO10.1 AO10.2	At least 10% of the <i>site</i> area is provided as landscape area. A minimum 2 metre wide landscape strip is provided along each street <i>frontage</i> and common property boundary of the <i>site</i> .
On-site Amenities			
PO11	Customer air and water facilities, and any automatic mechanical car washing facilities, are located such that:- (a) vehicles using, or waiting to use, such facilities are standing wholly within the <i>site</i> ; and (b) an adequate <i>buffer</i> is provided to any adjoining residential use.	AO11	No acceptable outcome provided.
Extent of Retail Sale of Goods			
PO12	The associated sale of goods, including food stuffs, is <i>ancillary</i> to the provision of fuel and automotive repairs and service.	AO12	The <i>gross floor area</i> used for the associated retail sale of goods is limited to 150m ² .