

### 9.3.15 Service Station Code



#### 9.3.15.1 Application

This code applies to development identified as requiring assessment against the Service Station Code by the tables of assessment in **Part 5 Tables of Assessment**.

#### 9.3.15.2 Purpose

- (1) The purpose of the Service Station Code is to ensure *Service stations* are developed 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 code will be achieved through the following overall outcomes:
  - (a) A *Service station*:
    - (i) is appropriately sited and operated to avoid adverse impacts on the amenity surrounding area;
    - (ii) is not located in *residential zones*;
    - (iii) provides for appropriate separation distances or other mitigation measures between the development and *sensitive receivers* to minimise land use conflict;
    - (iv) is of a high quality design incorporating good design principles and appropriately responds to local character, environment and amenity considerations;
    - (v) does not adversely impact the health of surrounding residents;
    - (vi) provides a high standard of privacy and amenity for neighbours;
    - (vii) incorporates a high standard of landscape design;
    - (viii) is provided with safe and convenient access to the road network; and
    - (ix) is managed so that environmental impacts are contained within the site itself, or are managed and mitigated so as not to cause *environmental harm* to *sensitive receivers*.

### 9.3.15.3 Assessment Benchmarks

**Table 9.3.15.3.1— Criteria for Assessable Development**

Performance Outcomes	Acceptable Outcomes
<b>Siting and Location</b>	
<p><b>PO1</b> The siting of a <i>Service station</i> is:</p> <ul style="list-style-type: none"> <li>(1) compatible with the existing and planned land uses of the locality;</li> <li>(2) maintains the amenity of surrounding area; and</li> <li>(3) located in a <i>centre zone</i>, Township Zone, Mixed Use Zone or Industry Zone.</li> </ul>	<p><b>AO1</b> No Acceptable Outcome is prescribed.</p>
<p><b>PO2</b> A <i>Service station</i> is located on a site having sufficient area and dimensions to accommodate required buildings and structures, vehicle access and manoeuvring areas and landscaping.</p>	<p><b>AO2</b> A <i>Service station</i> is located on a site that:</p> <ul style="list-style-type: none"> <li>(1) is at least 1,500m<sup>2</sup> in area; and</li> <li>(2) if located on a: <ul style="list-style-type: none"> <li>(a) corner site, provides that at least one road frontage is a minimum length of: <ul style="list-style-type: none"> <li>(i) 45 metres and has not more than 2 access points; or</li> <li>(ii) 35 metres and has not more than 1 access point; or</li> </ul> </li> <li>(b) site which has one road frontage, provides that the road frontage has a minimum length of 50 metres.</li> </ul> </li> </ul>
<p><b>PO3</b> Buildings and structures associated with a <i>Service station</i> are designed and sited so as to:</p> <ul style="list-style-type: none"> <li>(1) ensure the safe and efficient use of the site and operation of the facility;</li> <li>(2) protect streetscape character; and</li> <li>(3) provide adequate separation to adjoining land uses to avoid or minimise <i>environmental harm to sensitive receivers</i>.</li> </ul>	<p><b>AO3.1</b> Fuel pumps and canopies are setback a minimum of 7.5 metres from the front property boundary.</p>
	<p><b>AO3.2</b> All buildings and structures are setback at least 10 metres from any road property boundaries.</p>
	<p><b>AO3.3</b> Where adjoining an existing residential use or land included a <i>residential zone</i>, all buildings, structures and hardstand areas are setback at least 5 metres from the property boundary.</p>
	<p><b>AO3.4</b> The building height of a <i>Service station</i> does not exceed 2 storeys with a maximum height of 8.5 metres.</p>
<p><b>PO4</b> Fuels pumps and bulk fuel storage tanks are located:</p> <ul style="list-style-type: none"> <li>(1) wholly within the site;</li> <li>(2) to enable installation, servicing and removal without affecting the physical integrity of any adjoining premises including the road reserve; and</li> </ul>	<p><b>AO4.1</b> Fuel pumps are located such that vehicles while refuelling are standing wholly within the site and are parked away from entrances and circulation driveways.</p>
	<p><b>AO4.2</b> Bulk fuel storage tanks are situated no closer than 8 metres to any road frontage.</p>

Performance Outcomes	Acceptable Outcomes
(3) such that vehicles, while fuelling and refuelling, are standing wholly within the site and are parked away from entrances and circulation driveways.	<b>AO4.3</b> Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground.
<b>PO5</b> Customer air and water facilities, and any other services on the site, are located such that: (1) vehicles using, or waiting to use, such facilities are standing wholly within the site; and (2) an adequate buffer is provided to any adjoining residential use to avoid <i>environmental harm</i> .	<b>AO5</b> No Acceptable Outcome is prescribed.
<b>Screening</b>	
<b>PO6</b> The <i>Service station</i> and associated infrastructure is screened from: (1) adjacent public places not being a road; (2) <i>sensitive receivers</i> ; and (3) other land uses adversely affected by the development.	<b>AO6</b> Where adjoining a <i>sensitive receiver</i> , a <i>Service station</i> provides a 1.8 metre high solid screen fence is provided along all common property boundaries other than at driveways. <i>Note - where acoustic fencing is also specified, additional construction criteria may apply</i>
<b>Environmental Impacts</b>	
<b>PO7</b> A <i>Service station</i> ensures <i>environmental harm</i> is avoided or minimised to existing or planned residential areas from sources including noise, light, dust and odour.	<b>AO7</b> Where a <i>Service station</i> adjoins a <i>sensitive receiver</i> the operation of the service station must only be conducted between the hours of 7.00am to 10.00pm.
<b>PO8</b> A <i>Service station</i> is designed and constructed so as to ensure that on-site operations: (1) do not cause any <i>environmental nuisance</i> or <i>environmental harm</i> ; (2) do not result in the release of untreated pollutants; and (3) achieve acceptable levels of stormwater run-off quality and quantity.	<b>AO8.1</b> Air vents are located to avoid impacts on health and amenity, particularly in refuelling processes.
	<b>AO8.2</b> Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur.
	<b>AO8.3</b> Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.
<b>PO9</b> The collection, treatment and disposal of solid and liquid wastes ensures that: (1) off-site releases of contaminants do not occur; (2) <i>environmental harm</i> is prevented; and (3) measures to minimise waste generation and to maximise recycling are implemented.	<b>AO9</b> No Acceptable Outcome is prescribed.
<b>Roads</b>	
<b>PO10</b> A <i>Service station</i> : (1) does not impair traffic flow or road safety; and	<b>AO10.1</b> Land is dedicated as road where the Council or the State Government requires land for road widening,

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<p>(2) facilitates, through the design and arrangement of vehicular crossovers, safe and convenient movement to and from the site.</p>	<p>corner truncation or for acceleration or deceleration lanes.</p>
	<p><b>AO10.2</b> Separate entrances and exits from the site are provided, and these are clearly marked for their intended use.</p>
	<p><b>AO10.3</b> Reinforced industrial crossovers are constructed to provide suitable access for fuel delivery vehicles.</p>
	<p><b>AO10.4</b> Vehicle crossovers are at least 8 metres wide.</p>
	<p><b>AO10.5</b> No part of a vehicle crossover is closer than: (1) 14 metres from any other vehicle crossover on the same site; (2) 12 metres from an intersection; and (3) 3 metres from any property boundary.</p>
	<p><b>AO10.6</b> Development provides that the frontage of the site is marked with a kerb, or similar vehicular barrier for the full length, excluding crossovers.</p>
Other Outcomes	
<p><b>PO11</b> Ancillary uses; (1) are subordinate to the <i>Service station</i>; (2) are small scale; and (3) do not interfere with the primary use.</p>	<p><b>AO11.1</b> The <i>gross floor area</i> for the retail sale and display of ancillary goods and services is limited to 150m<sup>2</sup>.</p>
	<p><b>AO11.2</b> The provision of any outdoor ancillary uses does not use or inhibit any car parks, driveways or manoeuvring areas.</p>