

9.3.16 Service station code

9.3.16.1 Application

This code applies to assessable development:-

- (a) being a material change of use for a service station; and
- (b) identified as requiring assessment against the Service station code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.16.2 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 landscaping;
 - (d) a service station is provided with safe and convenient access to the road network;
 - (e) a service station incorporates appropriate environmental management measures and minimises the risk of land, ground and surface water contamination.

9.3.16.3 Assessment benchmarks

Table 9.3.16.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Location and site suitability</i>			
PO1	The service station is located on a site having sufficient area and dimensions to accommodate required buildings and structures, vehicle access and manoeuvring areas and site landscaping and buffer areas.	AO1	The service station site is located on a site that:- (a) is at least 1,500m ² in area; and (b) has a street frontage of at least:- (i) 35m where the site is a corner site; or (ii) 40m otherwise.
PO2	The service station is located so that it does not adversely impact upon the amenity of existing or future planned residential areas.	AO2	The service station is located on land included in an industry zone or the Specialised centre zone. OR The service station is located in the Rural zone on a major road and at least 15km from any existing or approved service station. OR The service station is located in a designated motorway service area.

Performance outcomes		Acceptable outcomes	
Siting of building and structures			
PO3	Buildings and structures associated with the service station are sited so as to:- (a) ensure the safe and efficient use of the site and operation of the facility; (b) protect streetscape character; and (c) provide adequate separation to adjoining land uses.	AO3.1	For front boundary setbacks:- (a) fuel pumps and canopies are setback a minimum of 7.5m from the property boundary; and (b) all other buildings or structures are setback at least 10m from the property boundary.
		AO3.2	For side and rear boundary setbacks, all buildings or structures are setback at least 2m from the property boundary. OR Where adjoining an existing residential use or land included a residential zone, all buildings and structures are setback at least 5m from the property boundary.
Location of fuel pumps and bulk fuel storage			
PO4	Fuels pumps and bulk fuel storage tanks are located:- (a) wholly within the site; (b) such that vehicles while fuelling and refuelling are standing wholly within the site and are parked away from entrances and circulation driveways; and (c) a safe distance from all site boundaries.	AO4.1	Fuel pumps are located in accordance with <i>Australian Standard AS1940 – The storage and handling of flammable and combustible liquids</i> .
		AO4.2	Bulk fuel storage tanks are situated no closer than 8m to any road frontage.
		AO4.3	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.
Access and parking			
PO5	The service station:- (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 site.	AO5.1	Separate entrances to and exits from the site are provided, and these are clearly marked for their intended use.
		AO5.2	Vehicle crossovers are at least 8m wide.
		AO5.3	No part of a vehicle crossover is closer than:- (a) 14m from any other vehicle crossover on the same site; (b) 12m from an intersection; and (c) 3m from any property boundary.
Environmental performance			
PO6	The service station is designed and constructed so as to ensure that on-site operations:- (a) do not cause any environmental nuisance or harm; (b) do not result in the release of untreated pollutants; and (c) achieve acceptable levels of stormwater run-off quality and quantity.	AO6.1	Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur.
		AO6.2	Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.
PO7	Ancillary 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	AO8	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	generation and to maximise recycling are implemented.		
Protection of residential amenity			
PO9	The service station ensures the amenity of existing or planned residential areas is protected and noise, light or odour nuisance is avoided.	AO9	Where the service station adjoins a residential use or land included in a residential zone:- (a) a 2m high solid screen fence is provided along all common property boundaries of the site; and (b) the hours of operation of the service station are limited to between 7.00am to 10.00pm.
PO10	External lighting is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	AO10	No acceptable outcome provided.
PO11	The service station limits the generation of noise such that:- (a) nuisance is not caused to a sensitive land use; and (b) desired ambient noise levels for residential areas are not exceeded.	AO11	No acceptable outcome provided.
PO12	The service station prevents or minimises any emissions of odour, dust and air pollutants such that:- (a) nuisance is not caused beyond the site boundaries; and (b) air quality conducive to the health and wellbeing of people is maintained.	AO12	No acceptable outcome provided.
Landscaping			
PO13	The service station incorporates landscaping that softens the development and contributes to the development providing an attractive appearance.	AO13.1 AO13.2	At least 10% of the site area is provided as landscaped area. A minimum 2m wide landscaped buffer strip is provided along each street frontage and common property boundary of the site.
Ancillary on-site amenities			
PO14	Customer air and water facilities, and any ancillary automatic mechanical car washing facilities, are located such that:- (a) vehicles using, or waiting to use such facilities are standing wholly within the site; and (b) an adequate buffer is provided to any adjoining residential use.	AO14	No acceptable outcome provided.
Extent of retail sale of goods			
PO15	The associated sale of goods, including food stuffs, is ancillary to the provision of fuel and automotive repairs and service.	AO15	The gross floor area used for the associated retail sale of goods is limited to 150m ² .