4.5.17 Service Station Code

Purpose

The purpose of this Code is to ensure that Service Stations operate efficiently and do not have adverse effects on the amenity of the surrounding area or on the operation of the Road network.

Applicability

This Code applies to assessable development for a Material Change of Use for a Service Station.

Elements of the Code

Site Area and Dimensions

	PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS
P1	A Service Station Site has sufficient area and dimensions to accommodate the Buildings/structures, vehicle Access and movement areas, customer facilities and Landscaping.	A1.1	The Site is regular in shape and is configured generally as a rectangle or square.
		A1.2	The Site has a minimum Frontage of: • 40 metres where the Site is not a corner Site; or • 30 metres to each Road where the Site is a corner Site.

Site Layout

	PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS
P2	Service Station Buildings/structures are compatible with surrounding development and are Setback from Roads to ensure that high standards of appearance and safety are achieved.	A2.1	Buildings/structures, excluding canopies, are Setback a minimum of 15 metres from the Road Frontages of the Site and any canopy is Setback not less than 6 metres from the Main Street Frontage.
P3	The design of a Service Station provides suitable buffers to residential properties and residential uses to protect their amenity.	A3.1	Where the Site adjoins land included in a Residential 1, Residential 2 or Tourist and Residential Planning Area or land used for residential purposes, all Buildings/structures are Setback 10 metres from the common boundary with the residential property.

P4	The design of a Service Station facilitates the safe and convenient movement of vehicles/pedestrians on the Site.	A4.1	Fuel pumps are Setback 10 metres from the Road Frontages of the Site.
		A4.2	Any liquid petroleum gas tanks are set back 10 metres from the Road Frontages of the Site.
		A4.3	Bulk fuel storage tanks are located on the Site so that, when a fuel delivery vehicle is discharging fuel into the storage tanks, the fuel delivery vehicle is standing wholly within the Site in a location which does not restrict the movement of other vehicles on the Site.

Landscaping

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P5	Landscaping and fencing are provided to create an attractive facility and a buffer to surrounding uses.	A5.1	A 3 metre wide landscaped Setback is provided and maintained within the Site adjacent to the Road Frontages of the Site.
		A5.2	Landscaping to the side boundaries is provided for a distance of 10 metres and a width of 3 metres measured from the street Frontages.
		A5.3	Where the Site adjoins land included in a Residential 1, Residential 2 or Tourist/Residential Planning Area or used for residential purposes: • a 5 metre wide landscaped Setback of Dense Planting is provided and maintained within the Site adjacent to the common boundary with the residential land; and • a solid fence 1.8 metres high is constructed along the common boundary with the residential land.

Customer Facilities

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P6	Customer facilities such as air and water points, automatic mechanical car washing facilities and other customer services and facilities are located so that the efficient operation of the Service Station is not adversely affected by the use of these facilities.	A6.1	Facilities are located within the Site and are not located closer than 3 metres to any boundary of the Site.
		A6.2	Facilities are located so that vehicles using or waiting to use the facilities are standing wholly within the Site and in locations which do not restrict the movement of other vehicles on the Site.
		A6.3	Services and facilities are conveniently located to minimise conflict points for both vehicles and pedestrians.

Vehicle Crossovers

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P7	Safe and convenient movement to and from the Service Station Site is provided consistent with minimising disruption to the flow of traffic on the adjoining Roads and ensuring pedestrian safety within and adjacent to the Site.	A7.1	The maximum width of any vehicle crossover across a footpath is 9 metres.
		A7.2	Any vehicle crossover across a footpath is located at least 15 metres from a Road intersection.
		A7.3	Vehicle crossovers are separated by a distance of at least 14 metres.
		A7.4	Separate entrances to and exits from the Site are provided.

Roads External to the Site

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P8	The Roads adjacent to the Service Station Site are of an appropriate standard to meet the needs of the use and maintain safety in and around the Site.	A8.1	A 6 metre wide deceleration lane is provided along the Frontage/s of the Site.
		A8.2	A 9 metre by 3 chord truncation is provided at any Road intersection adjacent to the Site.
		A8.3	Any land required for the deceleration lane or the corner truncation is dedicated as Road at no cost to Council.
		A8.4	A 1.5 metre footpath is provided for the full length of the Site Frontage/s, if the Service Station is located in an urban area.
		A8.5	Roadworks are constructed to the Frontage/s of the Site in accordance with the relevant Australian Standard and include: • bitumen seal • kerb and channel • drainage works as required.