

## Division 18 – Service Station

### 7.66 Service Station Code

The provisions in this division comprise the Service Station Code. They are:

- Compliance with the Service Station Code (section 7.67);
- Overall outcomes of the Service Station Code (section 7.68);
- Specific outcomes and probable solutions for the Service Station Code (section 7.69).

### 7.67 Compliance with the Service Station Code

Development that is consistent with the specific outcomes in section 7.69 complies with the Service Station Code.

### 7.68 Overall Outcomes of the Service Station Code

- (a) The overall outcomes are the purpose of the Service Station Code.
- (b) The overall outcomes sought for the Service Station Code are:
  - (i) the use is designed and located to be functional and safe; and
  - (ii) impacts on adjoining properties are minimised.

### 7.69 Specific Outcomes and Probable Solutions for the Service Station Code

The specific outcomes sought for the Service Station Code are included in column 1 of table 7.23. Probable solutions for code assessable development are included in column 2 of table 7.23.

<b>Table 7.23</b>	
<b>Service Station Code (Part 7 Division 18)</b>	
<b>Column 1</b> Specific outcomes	<b>Column 2</b> Probable solutions
<b>Allotment Size</b>	
<b>SO1</b> The allotment has an appropriate area and dimensions for the siting of: <ol style="list-style-type: none"> <li>(a) Buildings and structures;</li> <li>(b) Vehicular parking, manoeuvring and circulation; and</li> <li>(c) Landscaping and open space, including buffering.</li> </ol>	<b>S1.1</b> The minimum site area is 1500m <sup>2</sup> .
<b>Building Accessibility</b>	
<b>SO2</b> Building design and site layout are such that access to buildings on the site is safe and potential for conflict between vehicles and pedestrians is minimised.	<b>S2.1</b> No solution provided.
<b>Health and Safety</b>	
<b>SO3</b> People are not subject to unacceptable risks to their personal health and safety resulting from unrestricted vehicular access to the site.	<b>S3.1</b> The site frontage, excluding any pedestrian and vehicular access points, is marked with a kerb, dwarf wall or similar vehicular barrier.
<b>Location</b>	
<b>SO4</b> The development is located in close proximity to complementary land uses.	<b>S4.1</b> The Service Station is located on a site that has frontage to a Highway, Arterial or Sub-Arterial Road as identified on Maps CO12(a), EO10 and WO11(a).  <b>S4.2</b> The service station is located on a site with a frontage of at least 40.0 metres.
<b>SO5</b> Noise emissions and vibrations from the	<b>S5.1</b> The site is not located within 50.0 metres of a sensitive receiving

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<b>Service Station Code (Part 7 Division 18)</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Specific outcomes</b>	<b>Probable solutions</b>
site must not cause a nuisance to nearby residents.	environment.  <i>Note: Service station operations may be located closer than 50.0 metres from a sensitive receiving environment subject to the outcome of a noise assessment report in accordance with Planning Scheme Policy 15 Noise.</i>
<b>Personal Security</b>	
<p><b>SO6</b> Site layout and building design provides:</p> <p>(a) for the surveillance of all public areas from the shop area and also from roads fronting the site;</p> <p>(b) appropriate lighting to all entries, pedestrian areas, driveways and car parking areas to provide a sense of security for both site users and staff; and</p> <p>(c) landscaping and fencing that does not present a security risk by obstructing surveillance of the site from the shop area and also from roads fronting the site or by providing opportunities for concealment.</p>	<p><b>S6.1</b> A clear view of the shop area is provided from outside areas of the site.</p> <p><b>S6.2</b> Pedestrian routes and vehicle movement areas are provided with at least one (1) light for every 15.0 metre interval.</p>
<b>Screening / Fences</b>	
<p><b>SO7</b> Screening is provided to ensure the amenity of adjoining properties is protected and that surveillance from the street is not restricted.</p>	<p><b>S7.1</b> A non-transparent fence 1.8 metres in height is provided along side and rear boundaries tapering down to a height of 1.2 metres in height between the building line and front property boundary.</p> <p><b>S7.2</b> No fencing is provided along the street frontage boundary of the site.</p>
<b>Setbacks</b>	
<p><b>SO8</b> Buildings and structures are setback in order to:</p> <p>(a) make efficient use of the site;</p> <p>(b) provide separation from adjoining properties and from frontages to streets;</p> <p>(c) adequately provide for sunlight; and</p> <p>(d) have minimal impacts on sensitive activities by reason of noise or activity.</p>	<p><b>S8.1</b> Any LPG pumps, tanks and decant cylinders are located at least 8.0 metres from any street frontage, side or rear boundary.</p> <p><b>S8.2</b> Canopies are setback at least 5.0 metres from any street frontage, side or rear boundary.</p> <p><b>S8.3</b> Tank vents are located at least 4.0 metres from any street frontage, side or rear boundary.</p> <p><b>S8.4</b> Where the site abuts a Rural or Rural Residential Zone, all buildings are set back at least 3.0 metres from side and rear boundaries.</p> <p><b>S8.5</b> Fuel pumps are set back at least 8.0 metres from any street frontage, side or rear boundary.</p>
<b>Site Facilities</b>	
<p><b>SO9</b> Toilet and catering facilities are provided for the convenience of all users of the site.</p>	<p><b>S9.1</b> No solution provided.</p>

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<b>Site Landscaping</b>	
<b>SO10</b> Landscaping is provided that contributes to the protection and enhancement of the existing dominant visual features of the locality.	<b>S10.1</b> A continuous landscaping strip with a depth of at least 2.0 metres, excluding any pedestrian and vehicular access points, is provided along the site frontage/s.
<b>Traffic Flow</b>	
<b>SO11</b> Free flow of traffic is maintained.	<b>S11.1</b> Inlets to bulk fuel storage tanks are situated on the site so that the fuel delivery vehicle is standing wholly within the site whilst discharging fuel into the tanks and does not obstruct vehicle ingress and egress to the site.  <b>S11.2</b> The angle and location of petrol pumps allows vehicles to position parallel to the street during filling so as to permit entry to and exit from the site in a continuous forward motion.  <b>S11.3</b> Waste storage and collection areas, loading and unloading areas are located separately from car parking, bicycle and pedestrian areas.
<b>Traffic Ingress / Egress</b>	
<b>SO12</b> Safe site ingress and egress is provided.	<b>S12.1</b> The site has no more than two (2) access points.  <b>S12.2</b> Vehicle ingress and egress points are at an angle and in separate locations on the main street frontage at least 7.5 metres wide but not more than 9.0 metres wide.  <b>S12.3</b> Vehicle ingress and egress points are separated by a distance of at least 9.0 metres and no closer than 14.0 metres from any street intersection.  <b>S12.4</b> Any activities involving vehicle servicing, vehicle hire or cleaning of vehicle are located to the rear of the site behind fuel pumps and vehicle ingress and egress pathways on site.