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### Service station code

#### 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)**.

#### 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:-
	1. a service station is established at a suitable location and on a site that is capable of accommodating all necessary and associated activities;
	2. a service station does not adversely impact upon the amenity of the surrounding local area;
	3. a service station incorporates a high standard of built form and landscaping;
	4. a service station is provided with safe and convenient access to the road network; and
	5. a service station incorporates appropriate environment management measures and minimises the risk of land, ground and surface water contamination.

#### Specific benchmarks for assessment

Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Location and site suitability*** |  |
| **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 is located on a site that:-1. is at least 1,500m2 in area; and
2. has a road frontage of at least 40m.
 | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| **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 a centre zone, 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. | Click and provide your representations. |
| ***Siting of building and structures*** |  |
| **PO3**Buildings and structures associated with the service station are sited so as to:- 1. ensure the safe and efficient use of the site and operation of the facility;
2. protect streetscape character; and
3. provide adequate separation to adjoining land uses.
 | **AO3.1**For front boundary setbacks:-1. fuel pumps and canopies are setback a minimum of 7.5m from the property boundary; and
2. 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.  | Click and provide your representations. |
| ***Siting of fuel pumps and bulk fuel storage*** |  |
| **PO4**Fuels pumps and bulk fuel storage tanks are located:-1. wholly within the site;
2. to avoid queuing of vehicles beyond the site boundaries and impairment of on-site vehicle movement; and
3. a safe distance from all site boundaries.
 | **AO4.1**Fuel pumps are located in accordance with *Australian Standard* *AS1940 – The storage and handling of flammable and combustible liquids.***AO4.2**Fuel pumps are located such that vehicles while fuelling and refuelling are standing wholly within the site and are parked away from entrances and circulation driveways.**AO4.3**Bulk fuel storage tanks are situated no closer than 8m to any road frontage.**AO4.4**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. | Click and provide your representations. |
| ***Site access*** |  |
| **PO5**The service station:-1. does not impair traffic flow or road safety; and
2. 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**Reinforced industrial crossovers are constructed to provide suitable access for fuel delivery vehicles.**AO5.3**Vehicle crossovers are at least 8m wide.**AO5.4**No part of a vehicle crossover is closer than:-1. 14m from any other vehicle crossover on the same site;
2. 12m from an intersection; and
3. 3m from any property boundary.
 | Click and provide your representations. |
| ***Environmental performance*** |  |
| **PO6**The service station is designed and constructed so as to ensure that on-site operations:-1. do not cause any environmental nuisance or harm;
2. do not result in the release of untreated pollutants; and
3. 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. | Click and provide your representations. |
| **PO7**Automatic mechanical carwash facilities (where provided) are designed to collect, treat and recycle waste water for reuse. | **AO7**No acceptable outcome provided. | Click and provide your representations. |
| **PO8**The collection, treatment and disposal of solid and liquid wastes ensures that:1. off-site releases of contaminants do not occur; and
2. measures to minimise waste generation and to maximise recycling are implemented.
 | **AO8**No acceptable outcome provided. | Click and provide your representations. |
| ***Protection of residential amenity*** |  |
| **PO9**The service station ensures the amenity of existing or planned residential activities on adjoining premises is protected. | **AO9**Where the service station adjoins a residential use or land included in a residential zone:-1. a 2m high solid screen fence is provided along all common property boundaries of the site; and
2. the hours of operation of the service station are limited to between 6.00am and 10.00pm.
 | Click and provide your representations. |
| ***Landscaping*** |  |
| **PO10**The service station incorporates landscaping that softens the development and contributes to the development providing an attractive appearance.  | **AO10.1**At least 10% of the site area is provided as landscaped area.**AO10.2**A minimum 2m wide landscaping strip is provided along each street frontage and common property boundary of the site.  | Click and provide your representations. |
| ***On-site amenities*** |  |
| **PO11**Customer air and water facilities, and any automatic mechanical car washing facilities, 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.
 | **AO11**No acceptable outcome provided. | Click and provide your representations. |
| ***Extent of retail sale of goods*** |  |
| **PO12**The associated sale of goods, including food stuffs, is ancillary to the provision of fuel and automotive repairs and service. | **AO12**The gross floor area used for the associated retail sale of goods is limited to 150m².  | Click and provide your representations. |