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19/01/2006
VC37

SERVICE STATION

Purpose

To ensure that amenity, site layout and design are considered when land is to be used for a service station, especially if the site adjoins a residential zone.

To ensure that use of land for a service station does not impair traffic flow or road safety.

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Requirements to be met

Land may be used for a service station only if the following requirements are met. A permit may be granted to vary the requirements, if the responsible authority considers a better design solution will result.

Site area and dimensions

The site must be at least 1,080 square metres.

The frontage must be at least 36 metres (30 metres if the site is on a corner) and the depth at least 30 metres.

Crossovers

No more than 2 vehicle crossovers may service the site from a road and at the road alignment a crossover must be:

- No wider than 7.7 metres.
- At least 4.5 metres from another crossover on the site.
- At least 4.5 metres from another road or if a splayed corner, at least 7.7 metres from the splay.
- At least 1.8 metres from a crossover on another property.

Kerb or barrier

Except at crossovers, a kerb or barrier must be built along the road alignment to prevent the passage of vehicles.

Road setbacks

A wall of a building must be at least 9 metres from a road.

A canopy must be at least 2.5 metres from a road.

Petrol pumps, pump islands, water and air supply points and storage tank filling points must be at least 3.6 metres from a road.

Petrol tankers must be wholly on the site when storage tanks are being filled.

Driveway space must be sufficient to enable a vehicle 13.8 metres by 2.5 metres to enter and leave the site without reversing.

No vehicle may be serviced unless it is wholly on the site.

Discharge of waste

Waste from a vehicle wash area must drain into a public sewer or a settlement and oil separation system. The system must comply with the Environment Protection Act 1970 and be installed to the satisfaction of the responsible authority.

Amenity requirements

The amenity of the locality must not be adversely affected by activity on the site, the appearance of any building, works or materials, emissions from the premises or in any other way.

Trailers for hire

If trailers are for hire on the site:

- The site must be at least 1,080 square metres.
- All trailers must be wholly on the site and must not encroach on landscaping or car parking areas or accessways.
- On a corner site, a trailer higher than 1 metre must be parked at least 9 metres from the corner.

Adjoining residential zone

If the site adjoins a residential zone:

- A landscape buffer strip at least 3 metres wide along the common boundary must be planted and maintained to the satisfaction of the responsible authority.
- External lights must be directed away from the residential zone to prevent light spill and glare.