

4.9

**Service Station and Car Washing
Station Code**

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(1) PURPOSE OF THE CODE – Overall Outcomes:

- (a) *The Purpose of the Service Station and Car Washing Station Code is the achievement of the overall outcomes sought for the establishment and use of these uses in the Shire.*
- (b) *The overall outcomes sought for a Service station or Car washing station are that uses and works are sited and designed so that:*
- (i) *they are conveniently and safely accessible to the motoring public,*
 - (ii) *they achieve a high standard of appearance so the scale and character of the setting is maintained,*
 - (iii) *appropriate separation and buffering allows that impacts on adjoining land uses are minimised to an acceptable level,*
 - (iv) *risk to public wellbeing, safety, privacy and amenity from normal on-site activities is minimised to an acceptable level,*
 - (v) *the environmental values of sensitive receptors are maintained,*
 - (vi) *operations are within the safe and effective design capacity of the utilities and transport networks servicing the area, and*
 - (vii) *the economic viability of activities in the Shire’s Industrial and Business and Commercial zones is not unacceptably affected.*

(2) ELEMENTS:

(a) Location

Specific Outcome	Probable Solution
O1 Premises are developed on a site that allows for safe and convenient vehicular access without negative affects on transport networks or adjoining accesses.	S1.1 The site is situated on a collector or higher order road.
	S1.2 The site is not on a corner of an intersection that contains traffic islands or traffic signals.
	S1.3 The use has not less than two industrial standard concrete vehicle crossings, each between 6 and 9 metres wide over the footpath, and not closer than 15 metres to: <ul style="list-style-type: none"> (1) any other vehicle crossing, or (2) any road intersection.

(b) Siting

Specific Outcome		Probable Solution	
O2	Premises are located and designed on a site having sufficient area and dimensions to:	S2.1	Premises are established on a regular shaped site having an area of at least 1500 m ² .
	(1) conveniently, safely and effectively accommodate uses and works, and	S2.2	Buildings and other structures are not closer to the side and rear property boundaries than: <ol style="list-style-type: none"> (1) 10 metres to any boundary which adjoins land in the Rural Residential, Residential or Community Expansion zone, or 50 metres to the nearest residence, whichever is the greater, and (2) 2 metres otherwise.
	(2) ensure the amenity of the surrounds are maintained by way of effective on-site buffering to property boundaries.	S2.3	The premises are established on a site having a frontage of not less than: <ol style="list-style-type: none"> (1) 40 metres where the site is <u>not</u> a corner site, or (2) where on a corner site, 30 metres if two vehicle crossings are provided to the frontage, and 25 metres if only one crossing is provided.
		S2.4	A minimum 3 metre wide continuous landscaped strip is established along: <ol style="list-style-type: none"> (1) all boundaries adjoining land in the Rural Residential, Residential or Community Expansion zone to provide a screen, and (2) the road frontage(s).
		S2.5	Where a driveway, service area, plant machinery/equipment or car park area for the facility adjoins habitable rooms and outdoor living areas on adjoining sites, provision is made for a solid screen fence of 1.8 metres height along the common boundary.

(c) Extent of Use

Specific Outcome	
O3	Retailing of products and/or services, where not directly associated with maintenance of motor vehicles, are a subservient and subsidiary activity to the primary fuel supply role of the <i>Service station</i>.

(d) Design¹

Specific Outcome		Probable Solution	
O4	Fuel pumps, inlets to bulk storage tanks, customer air and water facilities and 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 can be provided to any adjoining residential land.	S4.1	Facilities are situated within the site to be no closer than: (1) 5 metres to any boundary of the site, and (2) 10 metres to any road frontage.

Specific Outcome	
O5	Premises having outdoor storage and/or display facilities are designed to: (1) have sufficient size to accommodate activities, (2) be suitably located for convenient use, and (3) be visually attractive or screened.

¹ For the design and location of fuel pumps, inlets to bulk storage tanks and areas for storage and handling of combustible, hazardous and flammable goods, reference must be made to relevant state and federal environmental legislation, standards and licensing provisions as well as to Sub Section 1.8.11 of *AS 1940-1993*